



Claremont Crescent | | Rayleigh | SS6 9GZ  
Guide Price £750,000

**bear**  
*Estate Agents*



Guide Price £750,000 to £775,000. Welcome to Claremont Crescent, Rayleigh - a stunning property that offers the perfect blend of space and comfort. This beautiful house boasts not just one, but three reception rooms, providing ample space for entertaining guests or simply relaxing with your loved ones. With five bedrooms, there is plenty of room for the whole family to spread out and make themselves at home.

No need to worry about bathroom queues in the morning rush, as this property features three bathrooms, ensuring convenience and comfort for all residents. Whether you're getting ready for the day ahead or unwinding after a long day, these bathrooms offer the perfect sanctuary.

Located in the heart of Rayleigh, this property is ideal for those seeking a peaceful retreat while still being close to all amenities. The charm of Claremont Crescent combined with the modern comforts of this house make it a truly special place to call home.

Don't miss out on the opportunity to make this house your own - book a viewing today and experience the magic of Claremont Crescent for yourself.

- Six Bedrooms
- Ample Off Street Parking
- Sought After Location
- South Facing Garden
- Less Than A Mile To Rayleigh Train Station
- Annexe With Kitchen And Bathroom
- Huge Open Plan Living Area
- EPC : RATED B
- Views Of The Park To The Front Aspect
- Three Reception Rooms

#### Frontage

Off street parking for up to four vehicles







#### Hallway

10'11" x 20'0" (3.3350 x 6.098)

Tiled floors throughout, smooth ceiling with pendant ceiling light, radiator, power points, storage cupboard and access into:

#### Playroom

11'1" x 11'7" (3.379 x 3.550)

Carpet throughout, double glazed bay window to the front aspect with integrated shutters, double glazed window to the side aspect, radiator, smooth ceilings with pendant ceiling light and power points.

#### Lounge

10'2" x 22'6" (3.124 x 6.864)

Carpet throughout, smooth ceilings with pendant ceiling light, double glazed bay window to the front aspect, double glazed window and french doors to the rear aspect, radiator and power points.

#### Open Plan Area

17'7" x 21'8" (5.372 x 6.608)

#### Kitchen

Tiled floors throughout, smooth ceilings with inset spotlights, double glazed window to the side aspect, four ring induction hob with down draft extractor fan, integrated fridge/freezer, integrated dishwasher, sink with mixer tap and boiling water tap and open into:

#### Dining Area

Tiled floors, smooth ceilings with inset spotlights and space for a dining table.

#### Lounge

Carpet throughout, underfloor heating, two air con units with hot and cold air, media wall with integrated gas fireplace, huge skylight, two double glazed windows to the side aspect, bifolding doors onto the garden, remote controlled blinds for windows and skylight.

#### Utility

5'5" x 6'1" (1.669 x 1.870)

Plumbing for washing machine, space for tumble dryer, stainless steel sink and a double glazed back door.

#### WC

4'5" x 6'10" (1.352 x 2.086)

Tiled floors, partially tiled surrounds, WC, wash hand basin with mixer tap and smooth ceilings with pendant ceiling light.

#### Bedroom One

10'8" x 19'8" (3.274 x 6.009)

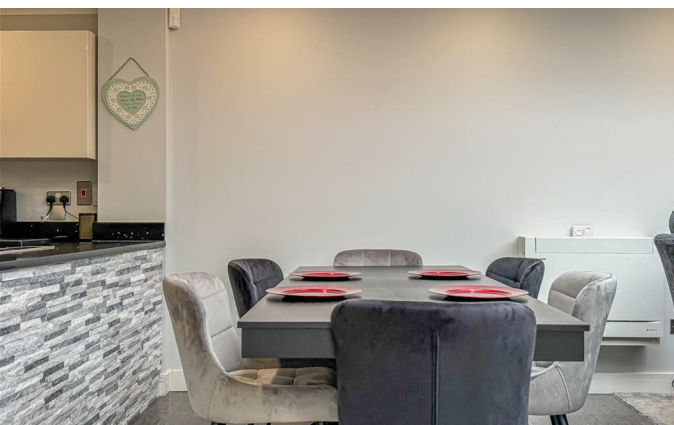
Carpet throughout, double glazed window to the front and side aspect with integrated shutters, smooth ceilings with pendant ceiling light, two integrated wardrobes and access into the ensuite.

#### Ensuite

6'7" x 10'9" (2.019 x 3.283)

Tiled floors, partially tiled surrounds, walk in double shower, WC, wash hand basin and bath with hot and cold tap, obscure double glazed window to the rear aspect and smooth ceilings with inset spotlights.







Bedroom Two

10'6" x 15'1" (3.212 x 4.617)

Carpet throughout, double glazed window to the front aspect, built in wardrobe unit, smooth ceilings with pendant ceiling light and access into the ensuite.

Ensuite

4'9" x 10'2" (1.453 x 3.111)

Tiled floors, partially tiled surrounds, walk in shower, WC, wash hand basin with mixer tap, obscure double glazed window to the rear aspect and smooth ceilings with inset spotlights.

Bedroom Three

10'4" x 17'0" (3.165 x 5.202)

Carpet throughout, smooth ceilings with pendant ceiling light, two double glazed velux windows to rear, double glazed window to front aspect and built in wardrobes.

Bedroom Four

10'9" x 16'11" (3.297 x 5.159)

Carpet throughout, double glazed window to the front and rear aspect, built in wardrobes, smooth ceilings with inset spotlights and radiator.

Bathroom

6'11" x 8'2" (2.129 x 2.504)

Tiled floors, partially tiled surrounds, double glazed velux window to the front aspect, smooth ceilings with inset spotlights, walk in double shower, wash hand basin with mixer tap and WC.

Annexe

Lounge/Kitchen

12'6" x 12'6" (3.827 x 3.827)

Marble effect tiled floors, smooth ceilings with inset spotlights, eye level integrated oven, sink with mixer tap and double glazed window to the front aspect.

Bedroom

9'0" x 11'0" (2.757 x 3.374)

Carpet throughout, two loft access, double glazed window to the front aspect, radiator, built in wardrobe and a door into the bathroom.

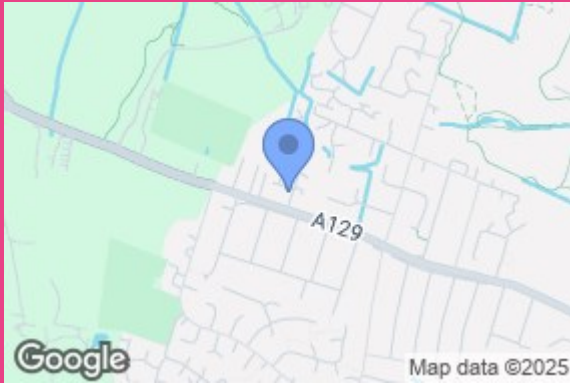
Bathroom

Tiled floors, partially tiled surrounds, smooth ceilings with inset spotlights, walk in double shower, vanity sink unit and WC.

Rear Garden

Low Maintenance rear garden comprising of a patio and Astro lawn and provides access into the annex.





GROUND FLOOR  
1173 sq.ft. (109.0 sq.m.) approx.



1ST FLOOR  
614 sq.ft. (57.0 sq.m.) approx.

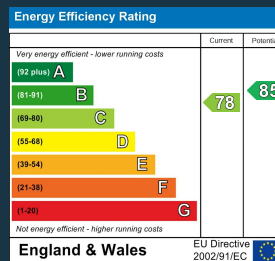


2ND FLOOR  
457 sq.ft. (42.4 sq.m.) approx.



TOTAL FLOOR AREA: 2244 sq.ft. (208.5 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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