



Guide Price £650,000 to £675,000.

Bear Estate Agents are delighted to offer the chance to purchase these beautifully crafted properties, experience the high-spec interiors first-hand, and get a real sense of the space and quality on offer. Whether you're already searching for your next home or just beginning your journey, this open day is not to be missed.

Please note: viewings are strictly by appointment only. To attend, you must call to pre-book your slot. Contact Bear Estate Agents in Hockley today on 01702 416476 to reserve your appointment.

Spaces are limited and filling quickly, so early booking is essential to avoid disappointment!

Bear Estate Agents are proud to present an exciting opportunity to secure one of just three brand-new, high-quality family homes in the heart of Rayleigh. These beautifully designed four-bedroom properties are finished to an exceptional standard throughout, offering modern living in a sought-after location just a short walk from Rayleigh Station and the bustling High Street.

- NO ONWARD CHAIN
- Four Bedroom Detached
- South Facing Garden
- Close to the Station
- Immaculately presented throughout
- New Build Properties
- Ensuite to Master Bedroom
- Off Street Parking
- Close to shops

## Down Hall Road

Rayleigh

**£650,000**

Guide Price





# Down Hall Road



**Down Hall Road Development**

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Plots one and two boast spacious accommodation across three floors; with plot three offering spacious accommodation over two floors. All plots are designed with stylish shaker-style kitchens complete with integrated appliances, underfloor heating to the ground floor, and energy-efficient solar panels. Thoughtfully designed for modern living, these homes also include CAT 6 cabling for fast and reliable connectivity - ideal for home working or streaming, as well as provisions for EV charging ports.

Off-street parking is included with every plot, and the development has been carefully planned to blend seamlessly into the local surroundings while offering contemporary interiors and practical layouts perfect for families.

**Silver City Estates**

Silver City Estates specialise in building modern, energy-efficient homes tailored to a diverse range of buyers—from first-time homeowners to growing families and downsizers. Central to their success is their collaborative approach: they work closely with local authorities, landowners, and trusted land sources to identify and bring forward well-located development opportunities.

With strong roots in the Essex area, every development is thoughtfully designed to complement the existing street scene, making the most of local infrastructure and amenities to create attractive, liveable communities; their mission is to deliver high-quality new homes that combine innovative design, sustainability, and a strong focus on customer satisfaction.

**Plot 3**

"Occupying a prominent corner plot, this individually designed four-bedroom detached new build offers a distinctive layout and elevated finish, setting it apart from the other two homes in this exclusive collection. Arranged over two well-proportioned floors, the property has been thoughtfully planned to deliver modern, energy-efficient living with high-quality materials and attention to detail throughout. Ideally positioned just a short walk from Rayleigh Station and the vibrant High Street, this home combines convenience, style, and standout design in one exceptional package"

**Internal**

This property features a downstairs reception room that can be configured as a study or children's playroom, as well as a generously sized living room with bay window to the front aspect. The property also benefits from a downstairs cloakroom as well as plenty of storage spaces, one of which housing the MegaFlow heating system. Throughout the ground level, you can enjoy zonal underfloor heating, cleverly engineered underneath the Amtico flooring. As you continue through to the rear of the property, you are met with a bespoke "shaker style" kitchen and dining area - the kitchen comprises of elegant woodgrain top and base level units, topped with Quartz worksurfaces and marble effect splashback tiles. The double butler sink adds to the luxurious feel, which is situated under the double glazed triple window with front aspect. The kitchen further benefits from an integrated NEFF combination microwave and oven - as well as NEFF four ring electric induction hob with extractor fan situated above. In addition, the kitchen is enhanced by further integrated Hinsense dishwasher and fridge/freezer. The utility room encompasses an additional integrated Hinsense washing machine and space for tumble dryer. The built-in breakfast counter is perfect for casual dining or morning coffee. Designed with both functionality and flow in mind, the layout includes an extended worktop with seating, blending cooking and social spaces seamlessly.

The first floor hosts four generously sized bedrooms, all finished to a high standard with plush carpeting throughout and USB power sockets thoughtfully installed—ideal for modern family living. The master bedroom enjoys the added luxury of a contemporary en-suite, featuring a walk-in shower enclosure, stylish floating vanity unit, and a low-level WC for a sleek, functional finish. The main family bathroom is equally well-appointed, offering a modern design with a tiled floor and fully tiled surround. A bathtub with an overhead shower completes the space—perfect for both quick mornings and evening relaxation.

**External**

Step outside into a beautifully landscaped, tiered south-facing rear garden, designed to make the most of both sun and space. This thoughtfully arranged outdoor area features a generous patio - perfect for entertaining or al fresco dining - alongside a neatly laid lawned section, ideal for families or relaxing in the sun. The garden also benefits from external lighting, outdoor power points, and a convenient outside tap, providing both practicality and a stylish finish to this impressive outdoor space. The property includes parking for two vehicles to the front, with a mature shrub surround. The property also has provision for an electric charging port as well as 10 solar panels.

**Rayleigh Location**

Nestled in the heart of Essex, Rayleigh is a charming yet vibrant market town that effortlessly combines convenience with quality of life. Known for its rich history, picturesque green spaces, and a strong sense of community, Rayleigh offers the perfect setting for families, professionals, and those seeking a balanced lifestyle.

Renowned for its excellent transport links, Rayleigh is ideally positioned for commuters with Rayleigh Station providing direct access to London Fenchurch Street in under 40 minutes, making it an ideal location for those working in the capital. The town is also conveniently located for access to the A127 and the M25, connecting residents to major roads and further afield.

For families, Rayleigh offers an exceptional range of local amenities, including highly-rated primary and secondary schools, a wealth of recreational spaces, and a charming High Street filled with boutique shops, restaurants, and cafés. The nearby Rayleigh Windmill, King George's Field, and Hockley Woods offer beautiful green spaces to relax, explore, and enjoy outdoor activities. The surrounding countryside further enhances the appeal, offering a perfect balance between suburban living and rural tranquility.

Rayleigh boasts a welcoming, family-friendly atmosphere with a range of social clubs, sports facilities, and community events throughout the year. With a rich cultural heritage, excellent schools, and unrivalled access to both the countryside and city living, Rayleigh provides the ideal setting for raising a family or enjoying a peaceful lifestyle.

Whether you're looking for a place to call home or a commuter haven, Rayleigh's blend of elegance, practicality, and accessibility makes it a highly sought-after location for modern living.

**EPC'S**

Plot 1 - 95  
Environmental Impact- 90

Plot 2 - 95  
Environmental Impact- 90

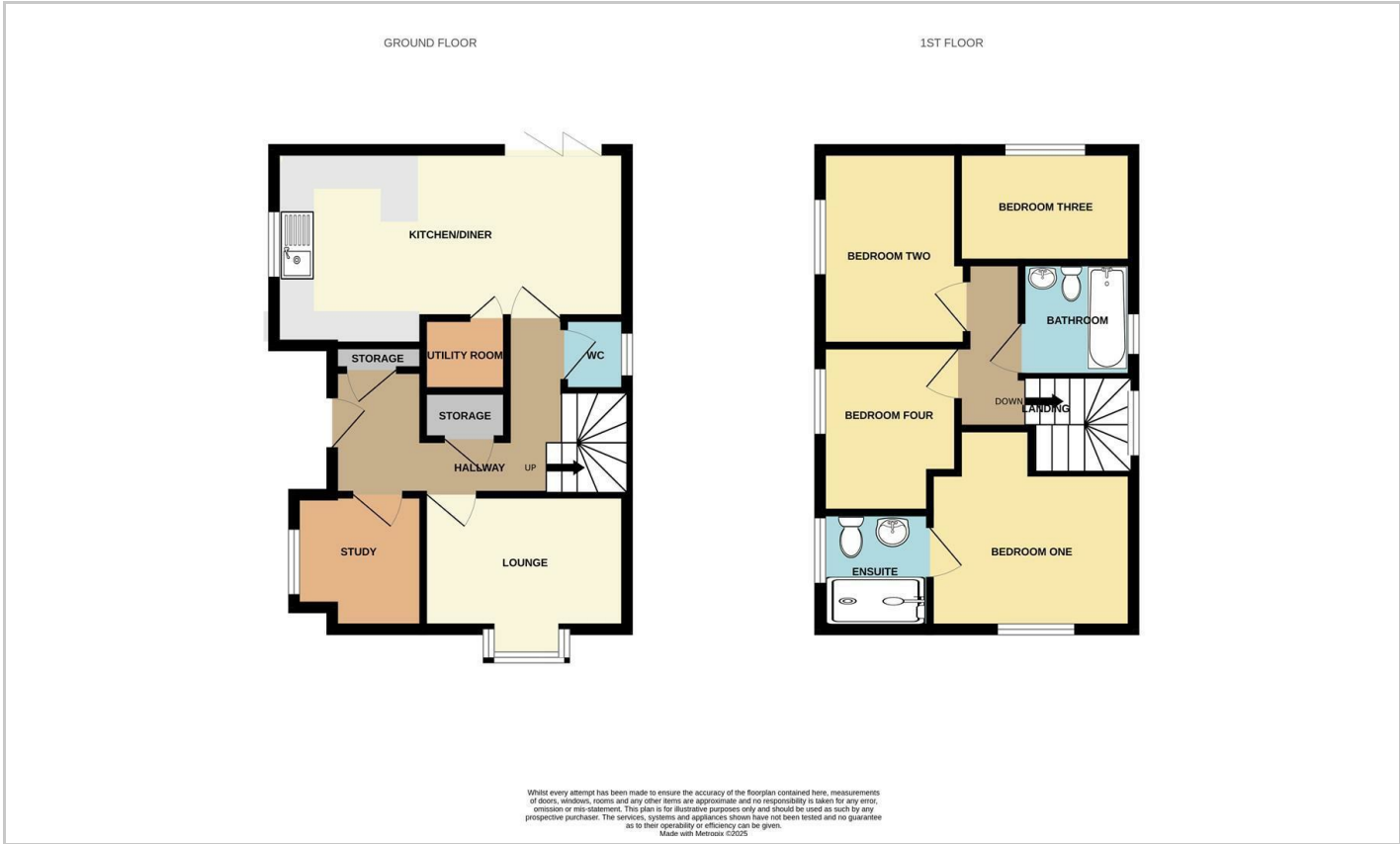
Plot 3 - 96  
Environmental Impact- 89



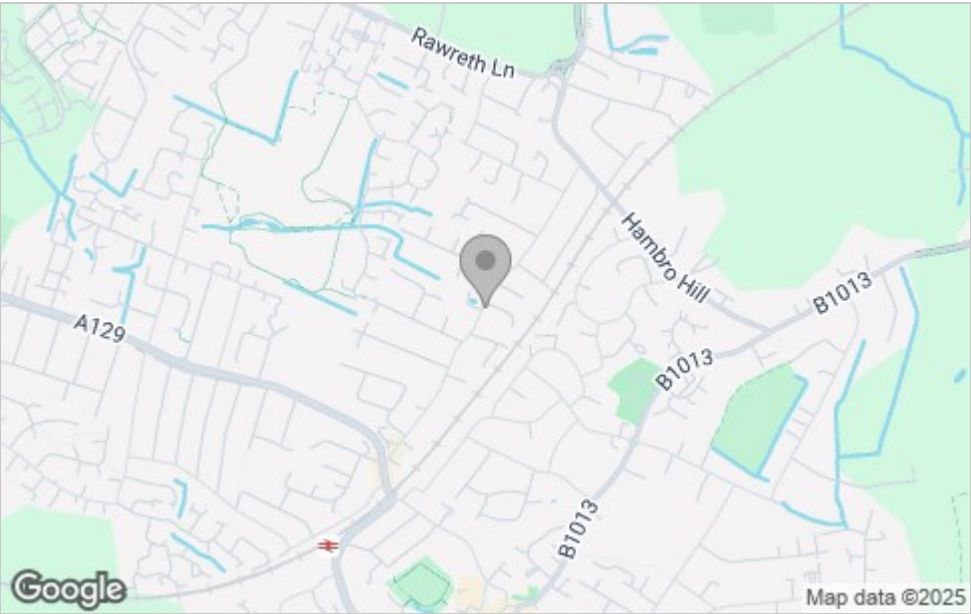




Floor Plan



Area Map



Viewing

Please contact our Hockley Office on 01702 416476 if you wish to arrange a viewing appointment for this property or require further information.

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.

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Energy Efficiency Graph

