

27 Swallow Close, Rayleigh, SS6 9UE
Guide Price £425,000

bear
Estate Agents



Guide Price £425,000 - £450,000

Bear Estate Agents are delighted to present this larger than average semi-detached home with no onward chain, ideally located close to Rayleigh Station and within easy reach of local amenities.

This exciting opportunity offers spacious accommodation throughout, with three generous double bedrooms, a family bathroom upstairs, and the added convenience of a downstairs WC and an ensuite to the primary bedroom. The property provides excellent potential for buyers looking to create a home tailored to their own style and taste.

Externally, the house benefits from off-street parking for multiple vehicles , a large garage, and valuable side access. The expansive rear garden offers a fantastic space for outdoor living and future enhancements. Perfectly positioned for shops, transport links, and all that Rayleigh has to offer, this property presents an exceptional chance to secure a well-located home with outstanding potential.

Hallway

Composite door with obscured window to front. Ceiling mounted light fitting, wall mounted radiator, and wooden effect flooring.

Downstairs WC

Ceiling mounted light fitting, obscured single window to front, wall mounted radiator, wooden effect flooring, wash hand basin and low-level WC.

Lounge

12'6 x 13'1

Two wall mounted light fittings, two wall mounted radiators, double window to front with wooden effect flooring throughout.

Dining Room

8'3 x 9'0

French doors lead from lounge. Ceiling mounted light fitting, wall mounted radiator, large under stairs storage cupboard and wooden effect flooring throughout. French doors lead to rear garden.

Kitchen

7'9 x 9'5

Ceiling mounted light fitting, tiled splashbacks, tiled wall surround, tiled flooring and composite door with window surround leading to rear garden. Range of wall and floor mounted units including integrated oven with induction hob and extractor fan overhead, stainless steel sink and dryer unit and space for dishwasher, fridge/freezer and washing machine.

Landing

Ceiling mounted light fitting and carpeted throughout. Access to all bedrooms, bathroom, airing cupboard and loft hatch.

Bedroom One

9'10 x 11'3

Ceiling mounted light fitting, double window to front, wall mounted radiator, fitted wardrobes and carpeted throughout.

Ensuite

Obscured window to front, wall mounted radiator with part tiled splashback wall to integrated wash handbasin and low-level WC unit. Walk-in shower unit and separate storage cupboard.

Bedroom Two

8'11 x 12'8

Ceiling mounted light fitting, double window to rear, wall mounted radiator and carpeted throughout.

Bedroom Three

8'1 x 11'1

Ceiling mounted light fitting, double window to front, wall mounted radiator, loft hatch and carpeted throughout.

Family Bathroom

Obscure double glazed window to the rear aspect, WC, wash hand basin, panelled bath unit and tiled flooring throughout.

Rear Garden

Access via dining room and kitchen. Wooden decking area and side access to front driveway, with remainder laid to lawn , patio area with wooden pergola and shingled area with wooden shed.

Garage

Up and over garage door to front. Fitted with power and lighting throughout. Door rear garden.

Front Driveway

Block paving for multiple vehicles. Side access leads to rear garden.

Agents Notes

Every care has been taken to ensure the accuracy of these details, however, they do not form part of any offer or contract and should not be relied upon as statements of fact. Measurement, descriptions and other information are provided in good faith and for guidance only. Prospective purchasers should verify all details independently. We have not tested any services, appliances or systems at the property.

Tenure - Freehold

Council Tax Band - D

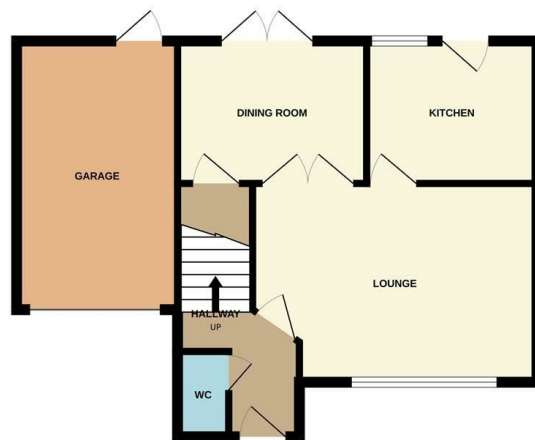






11 Main Road
Hockley
Essex
SS5 4QY
01702 416476
hockley@bearestateagents.co.uk
<https://www.bearestateagents.co.uk>

GROUND FLOOR



1ST FLOOR



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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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC