



**Connells**

Lansdowne Drive  
RAYLEIGH



# Lansdowne Drive RAYLEIGH SS6 9AL

for sale guide price  
**£450,000**



## Property Description

**\*\*Guide Price £450,000 - £500,000\*\***  
**IMMACULATE THREE-BEDROOM FAMILY HOME** in Prime Rayleigh Location

Welcome to 17 Lansdowne Drive, a beautifully presented three-bedroom semi-detached home nestled in a sought-after location just a short stroll from Rayleigh Train Station and the vibrant High Street. This stylish and spacious property is perfect for families, commuters, and anyone seeking a move-in-ready home with modern comforts and excellent local amenities. Step into a welcoming entrance hallway that sets the tone for this well-maintained home. The ground floor cloakroom adds convenience, while the open-plan lounge/dining room offers a bright and airy space for relaxing or entertaining. The heart of the home is the modern kitchen, complete with a central island, sleek cabinetry and integrated appliances. Upstairs, you'll find three spacious bedrooms, each thoughtfully designed for comfort and functionality, and all featuring built-in storage cupboards. A contemporary family bathroom completes the first floor. Outside, the private South-facing rear garden is a true highlight, a sun trap ideal for summer barbecues, children's play, or simply unwinding in the sun. The multi-purpose garden room, equipped with electricity, can be used as a home office, gym, studio or guest space. The property also benefits from recently installed double glazed windows and doors, enhancing energy efficiency, security and curb appeal. The large driveway accommodates three or more vehicles.

### Lounge

17' 7" x 10' 7" ( 5.36m x 3.23m )

### Kitchen

12' 6" x 13' 2" ( 3.81m x 4.01m )

### Hallway

8' 5" x 7' 6" ( 2.57m x 2.29m )

### Cloakroom

4' 7" x 6' 7" ( 1.40m x 2.01m )

### Bedroom One

12' x 10' 2" ( 3.66m x 3.10m )

### Bedroom Two

9' 5" x 10' 7" ( 2.87m x 3.23m )

### Bedroom Three

7' 9" x 7' 6" ( 2.36m x 2.29m )

### Landing

11' 2" x 7' 5" ( 3.40m x 2.26m )

### Bathroom

5' 3" x 6' 3" ( 1.60m x 1.91m )

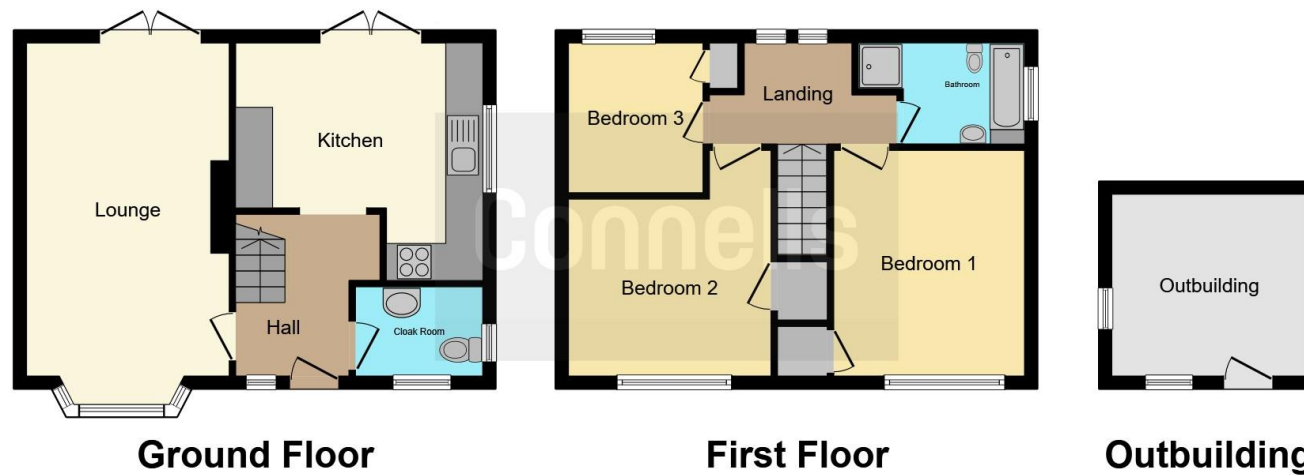












This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by [www.focalagent.com](http://www.focalagent.com)

To view this property please contact Connells on

**T 01268 777 767**  
**E [rayleigh@connells.co.uk](mailto:rayleigh@connells.co.uk)**

113-115 High Street  
 RAYLEIGH SS6 7QA

EPC Rating: C Council Tax  
 Band: C

Tenure: Freehold

**view this property online [connells.co.uk/Property/RAY308950](http://connells.co.uk/Property/RAY308950)**



1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures, fittings or services and it is in the buyers interest to check the working condition of any appliances.

Connells Residential is registered in England and Wales under company number 1489613, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.

**See all our properties at [www.connells.co.uk](http://www.connells.co.uk) | [www.rightmove.co.uk](http://www.rightmove.co.uk) | [www.zoopla.co.uk](http://www.zoopla.co.uk)**

Property Ref: RAY308950 - 0006