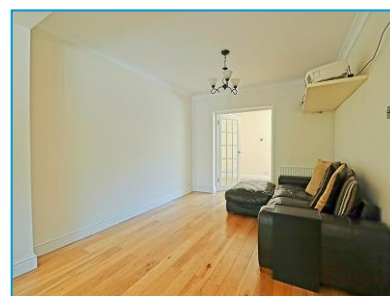




**MORGAN
BROOKES**
ESTATE AGENTS
HELPING YOU GROW



Rayleigh Road, Leigh-On-Sea



Morgan Brookes believe - Situated in a convenient location close to local amenities & within Edwards Hall Primary School & The Eastwood Academy catchment area, this four bedroom semi detached home is perfect for the modern family. The property boasts spacious accommodation throughout and benefits from three reception rooms, ground floor cloakroom, utility room, good size rear garden.

Our Sellers love - Being just 10 minutes from the seafront and only a short distance from Rayleigh High Street, with lovely woodland areas and open green spaces nearby. One of their favorite things about this home is the peaceful, unoverlooked rear garden — it truly feels like being in the countryside. Inside, the house is incredibly spacious with plenty of room for entertaining family and friends. There's also ample off-street parking, which has been a real bonus. It's a great balance of convenience and tranquility, and it's been a wonderful place to call home.

Key Features

- Guide Price £550,000 - £575,000.
- Four Bedroom Family Home.
- Three Reception Rooms.
- En-Suite To Master Bedroom.
- Ample Off Street Parking.
- Easy Access To A127.
- Close Proximity To Edwards Hall Park.
- No Onward Chain.

**Guide Price £550,000 -
£575,000**

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Rayleigh Road, Leigh-On-Sea

Entrance

Double glazed panelled door leading to:

Entrance Porch

Double glazed window to front aspect, tiled flooring, wood panelled door leading to:

Hallway

25' 1" x 11' 3" (7.64m x 3.43m)

Stairs leading to first floor, built in storage cupboard, radiator, coving to smooth ceiling, solid wood flooring, doors to:

Living Room

27' 7" x 11' 3" (8.40m x 3.43m)

Double glazed bay window to front aspect, feature fire place, two radiators, coving to smooth ceiling, solid wood flooring.

Kitchen

15' 0" x 14' 6" (4.57m x 4.42m)

Double glazed window to rear aspect, double glazed French doors to rear garden, fitted with a range of wall and base level units, roll top work surfaces incorporating stainless steel sink and drainer unit, space and plumbing for appliances, center island, coving to smooth ceiling incorporating down lights, tiled flooring, door to:

Utility Room

7' 2" x 5' 9" (2.18m x 1.75m)

Space and plumbing for appliances with storage above, smooth ceiling, tiled flooring, door to:

Ground Floor Cloakroom

7' 0" x 6' 0" (2.13m x 1.83m)

Wall mounted hand basin, low level WC, stainless steel heated towel rail, smooth ceiling incorporating down lights, tiled flooring.

Dining Room

14' 5" x 13' 6" (4.39m x 4.11m)

Double glazed window to front aspect, radiator, coving to smooth ceiling, solid wood flooring.



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**Guide Price £550,000
- £575,000**

MONEY LAUNDERING REGULATIONS 2003

Intending purchasers will be asked to produce identification and proof of financial status when an offer is received.

We would ask for your co-operation in order that there will be no delay in agreeing the sale.

THE PROPERTY MISDESCRIPTIONS ACT 1991

The Agent has not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for the purpose. A Buyer is advised to obtain verification from their Solicitor or Surveyor. References to the Tenure of a Property are based on information supplied by the Seller. The Agent has not had sight of the title documents. A Buyer is advised to obtain verification from their Solicitor. You are advised to check the availability of this property before travelling any distance to view. We have taken every precaution to ensure that these details are accurate and not misleading. If there is any point which is of particular importance to you, please contact us and we will provide any information you require. This is advisable, particularly if you intend to travel some distance to view the property. The mention of any appliances and services within these details does not imply that they are in full and efficient working order. These particulars are in draft form awaiting Vendors confirmation of their accuracy. These details must therefore be taken as a guide only and approved details should be requested from the agents.

Play Room**17' 8" x 7' 7" (5.38m x 2.31m)**

Double glazed window to rear aspect, radiator, coving to smooth ceiling, solid wood flooring.

First Floor Landing**9' 7" nt 8'8" x 10' 0" nt 6'1" (2.92m nt 2.64m x 3.05m nt 1.85m)**

Coving to smooth ceiling with loft access, carpet flooring, doors leading to:

Master Bedroom**17' 9" x 14' 8" nt 11'0" (5.41m x 4.47m nt 3.35m)**

Double glazed windows to front and side aspects, radiator, coving to smooth ceiling, part carpet flooring, part wood effect flooring, opening to:

En-Suite**7' 10" x 6' 1" (2.39m x 1.85m)**

Obscure double glazed window to front aspect, coving to smooth ceiling, pedestal hand basin, low level WC, shower cubicle, stainless steel heated towel rail, radiator, coving to ceiling, tiled flooring.

Bedroom 2**12' 1" x 11' 0" (3.68m x 3.35m)**

Double glazed window to front aspect, radiator, coving to smooth ceiling, carpet flooring.

Bedroom 3**12' 8" x 10' 9" (3.86m x 3.27m)**

Double glazed window to rear aspect, fitted wardrobes, built in storage cupboard, radiator, coving to smooth ceiling, wood effect flooring.

Bedroom 4**13' 11" x 7' 0" (4.24m x 2.13m)**

Double glazed window to rear aspect, radiator, coving to smooth ceiling, carpet flooring.

Family Bathroom**9' 5" x 4' 10" (2.87m x 1.47m)**

Obscure double glazed window to rear aspect, panelled bath with raised shower system over and shower screen, pedestal hand basin, low level WC, coving to smooth ceiling, extractor fan, tiled flooring.

Garden

Paved seating area from property, the remainder being laid to lawn, trees, shrub & flower borders, gated side access.

Front Of Property

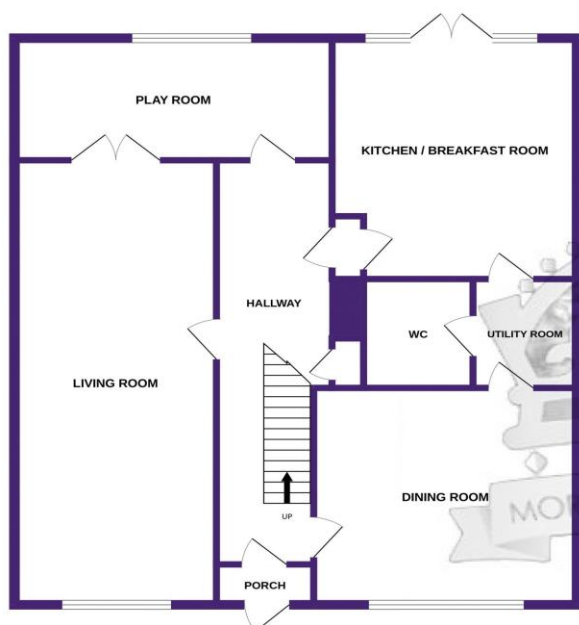
Off street parking for approximately 8 vehicles, bridge leading over the creek, trees & bushes to borders.



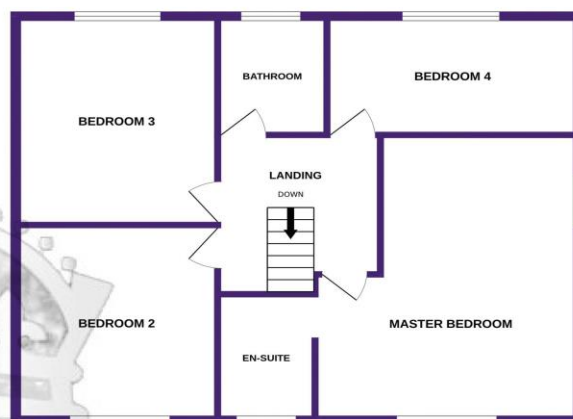
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GROUND FLOOR
1097 sq.ft. (101.9 sq.m.) approx.



1ST FLOOR
787 sq.ft. (73.1 sq.m.) approx.



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TOTAL FLOOR AREA: 1884 sq.ft. (175.0 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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