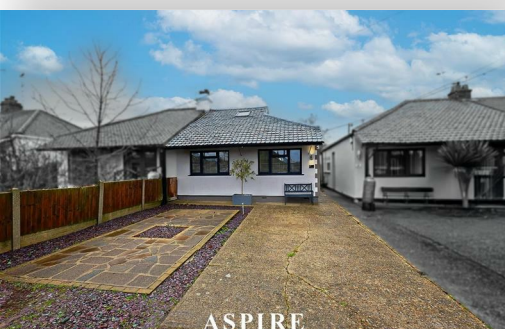
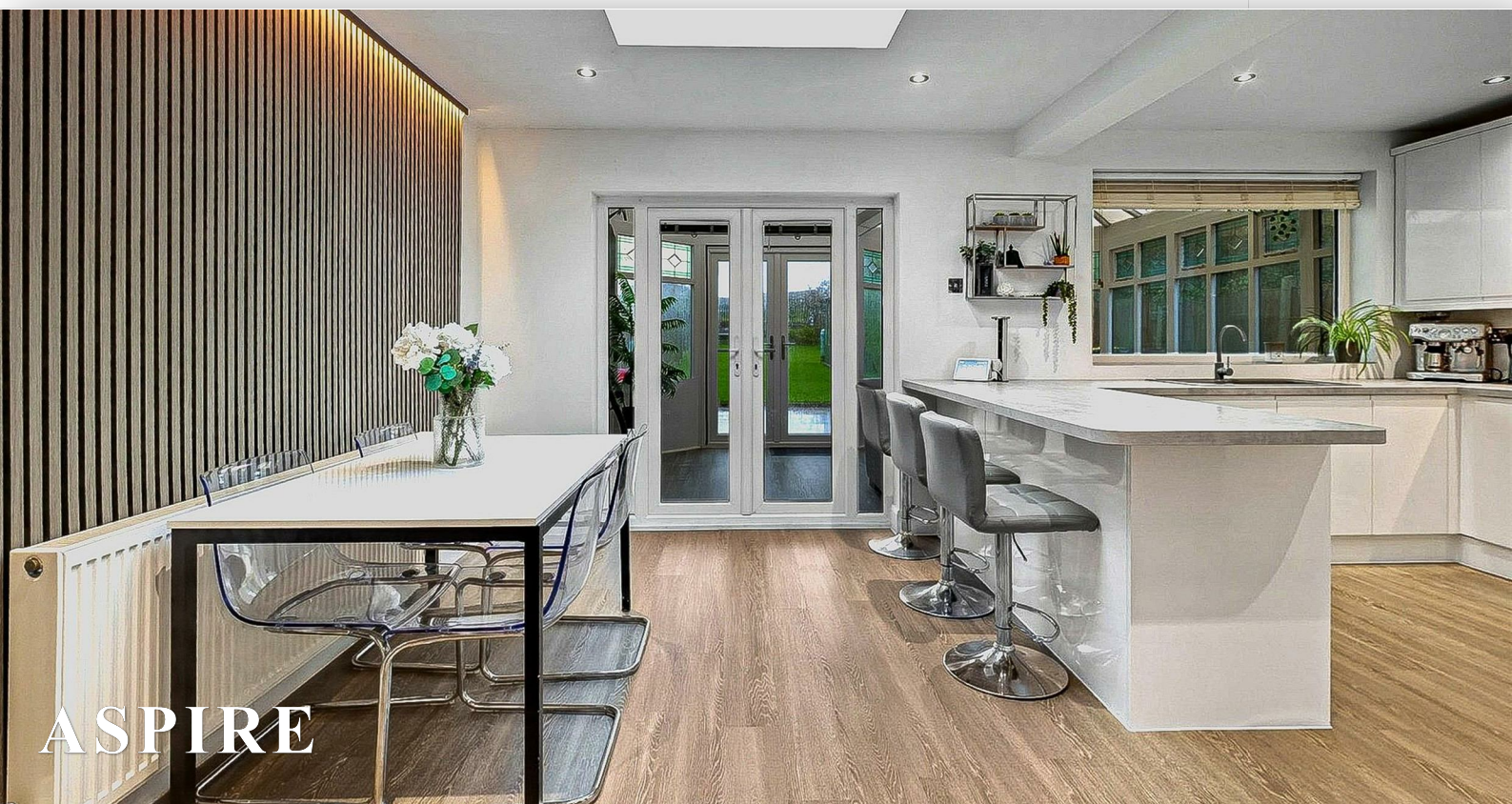


*To arrange a viewing contact us
today on 01268 777400*



Helena Road, Rayleigh Guide price £475,000

This property has been stylishly renovated throughout, so you can just move in, with no work required! Spacious and beautifully presented, this two double-bedroom, semi-detached bungalow, offers thoughtfully designed, open-plan accommodation ideally suited to modern living. The property features two well-appointed double bedrooms, with an additional loft room currently used as a guest bedroom, providing ample, flexible living space.

In addition, this light flooded home, boasts a stylish, modern and generously proportioned bathroom, which is all finished to a high standard. To the rear, the home boasts a larger-than-average landscaped garden, not overlooked, with a private decked area, perfect for alfresco dining and relaxation in the sun, in a tranquil setting.

Further benefits include off-road parking for residents and visitors, and a highly convenient location within walking distance of the High Street. The property is also close to local amenities, excellent transport links, and FitzWimarc Secondary School.
Guide Price £475,000 to £500,000

Entrance Hall

9'7" x 2'10" (2.93 x 0.87)

Living Room

9'11" x 10'9" (3.04 x 3.29)

Kitchen/Diner

19'1" x 11'4" (5.83 x 3.47)

Utility Room

4'0" x 1'11" (1.22 x 0.60)

Conservatory

16'6" 9'0" (5.04 2.75)

Bedroom One

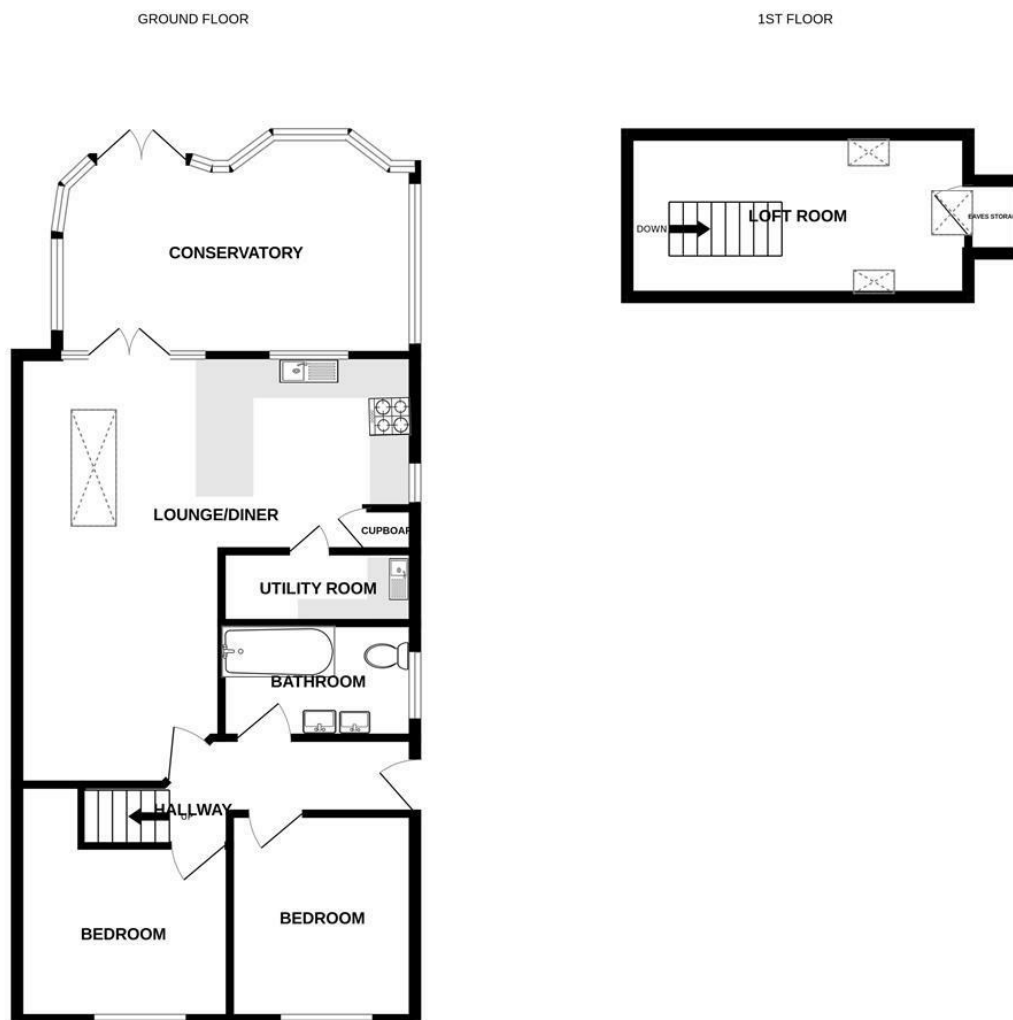
10'9" x 12'5" (3.28 x 3.80)

Bedroom Two

10'11" x 9'10" (3.34 x 3.02)

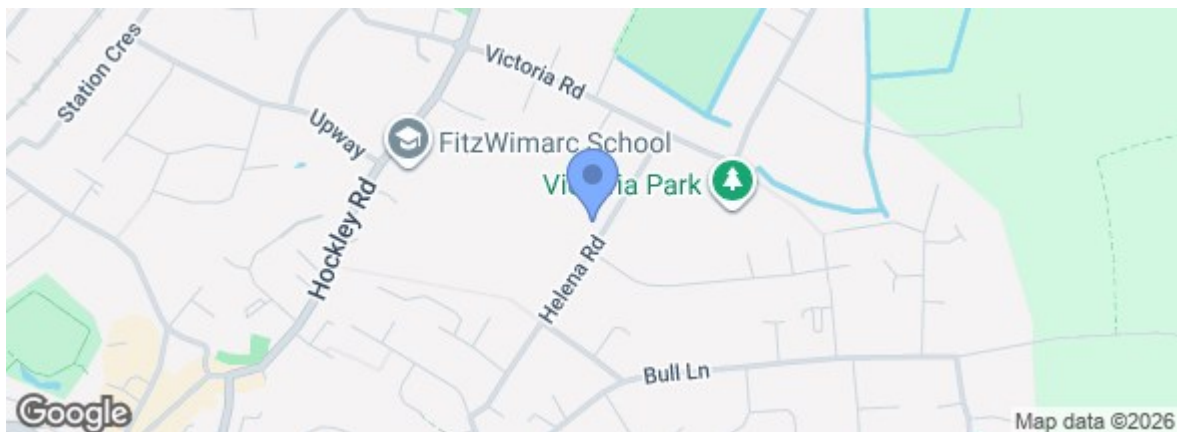
Loft Room (With staircase.)

13'1" x 9'6" (4.01 x 2.90)



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		
Environmental Impact (CO₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
England & Wales		
EU Directive 2002/91/EC		



Under the Property Misdescriptions Act 1991 we make every effort to ensure our sales details are accurate but they are a general outline and do not constitute any part of an offer or contract. Any services, equipment and fittings have not been tested and no warranty can be given as to their condition. We strongly recommend that all the information provided be verified by your advisors and in particular, measurements required for a specific purpose such as fitted furniture or carpets. Please tell us if you have any problems and members of our branches will help either over the phone or in person. A copy of our complaints procedure is available on request. The details are issued on the strict understanding that any negotiations in respect of the property named herein are conducted through Aspire Estate Agents.