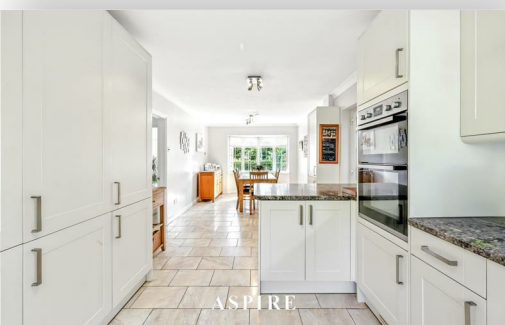
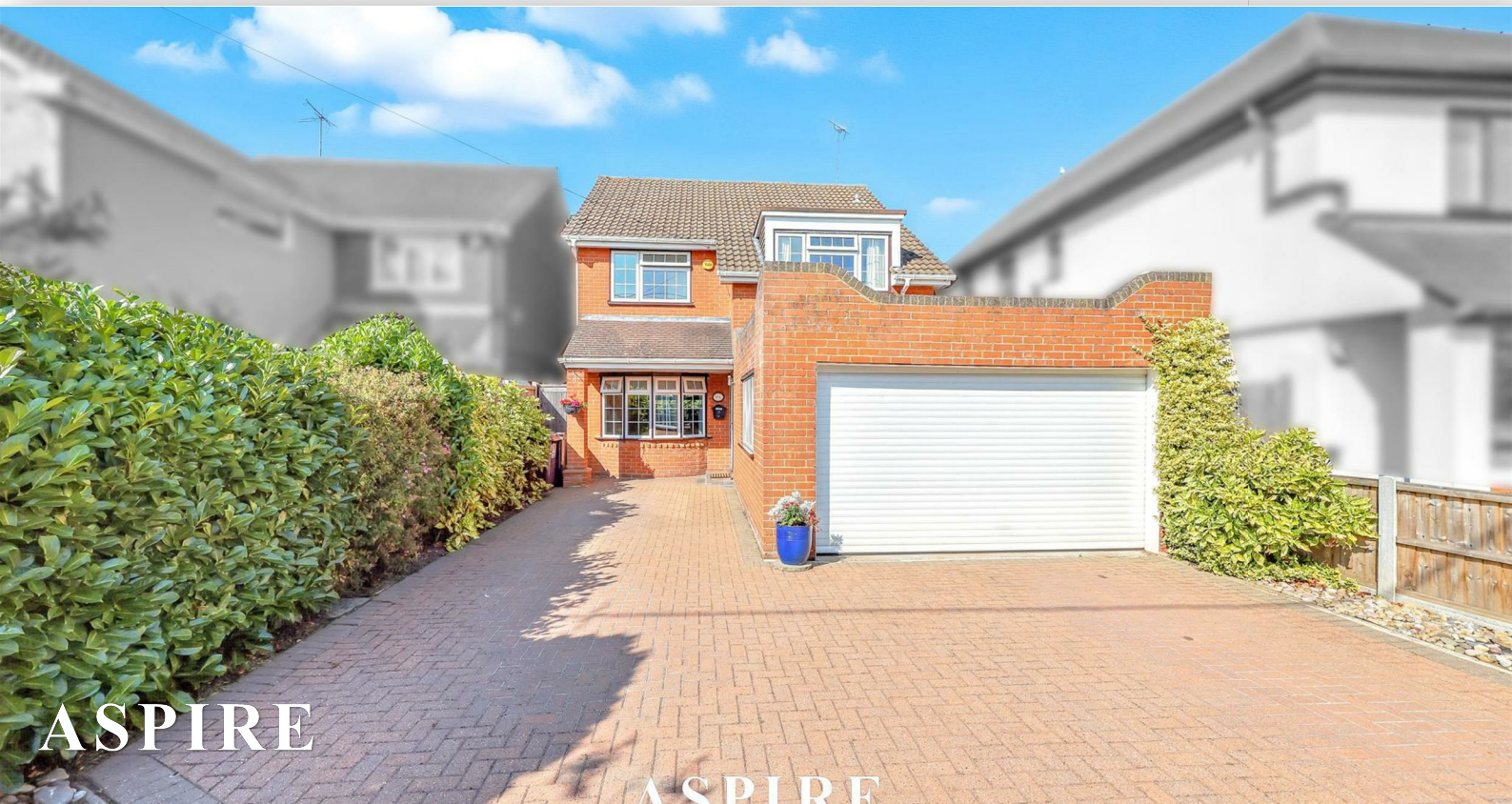


***To arrange a viewing contact us
today on 01268 777400***



Victoria Road, Rayleigh Guide price £660,000

Backed by the natural beauty of Fairview Park, this exceptional family home combines generous living space, thoughtful design, and an unbeatable location. Watch the video presentation in the tab below to view this wonderful home in more detail.

From the moment you step inside, the bright and spacious lounge welcomes you with an effortless flow to the private rear garden – perfect for relaxing, entertaining, or simply enjoying the serene park backdrop. At the heart of the home, the stylish kitchen/diner provides the ideal setting for family meals and social gatherings, while a downstairs cloakroom, utility room with garage access, and abundant storage add to the home's everyday practicality.

Upstairs, four generously proportioned bedrooms are complemented by a versatile loft room, ideal as a fifth bedroom, home office, or creative space. A modern family bathroom completes the upper level in style.

Positioned in a highly sought-after neighbourhood celebrated for its friendly community atmosphere, excellent amenities, and outstanding schools, this home offers the perfect blend of comfort, convenience, and connectivity. With local shops, green spaces, and transport links all within easy reach, it truly delivers the best of both worlds. Guide Price £660,000 to £680,000.

Approach

A dropped kerb from the roadside leads to a block-paved independent driveway, providing direct access to the double garage with an electric remote-controlled roller door. A covered canopy entrance welcomes you to the home via a high-quality UPVC double-glazed composite security door, featuring decorative obscure lead-light inserts, opening into the entrance hall.

Entrance Hall

13'8" x 6'2" (4.17m x 1.88m) extending to 11'4" into the staircase recess.

A bright and well-proportioned reception space with a smooth plastered and coved ceiling, ceiling light point, and two wall-mounted radiators set within ornate covers. Practical understairs storage cupboard. Attractive wood laminate flooring flows throughout. A carpeted return staircase with timber balustrade rises to the first floor. Door to ground floor WC.

Ground Floor WC

7'3" x 4'7" (2.21m x 1.40m) including cloaks storage cupboard.

Obscure UPVC double-glazed side window, smooth plastered ceiling, and ceiling light point. Ceramic tiled walls with a decorative mosaic mid-border. Modern suite comprising a concealed cistern push-flush WC, wash basin inset into a gloss-finish vanity unit with roll-edged top, and a built-in cloaks storage cupboard. Vinyl flooring throughout.

Utility Lobby

6'10" x 4'7" (2.08m x 1.40m)

Smooth plastered ceiling, ceiling light point, and tiled flooring. Concealed gas and electric meters with fuseboard. Space for freestanding appliances. Inner fire door leading to the garage.

Garage

14'8" narrowing to 9'6" (4.47m x 2.90m) x 18'1"

Electric remote-operated roller door to front. UPVC double-glazed side window and courtesy door to side access and rear garden. Power and lighting connected.

Living Room

19'8" x 11'5" (5.99m x 3.48m)

A welcoming and light-filled reception room with UPVC double-glazed patio doors set into a bay, flanked by side windows, opening to the garden. Additional high-level UPVC window to side aspect. Smooth plastered and coved ceiling with central ceiling rose and light point. Feature limestone fireplace housing an electric flame-effect fire. Wall-mounted double radiator. Wood laminate flooring throughout. Door through to

kitchen/family/dining room.

Kitchen / Family Room / Diner

28'2" x 10'3" (8.59m x 3.12m)

A superb open-plan living space with UPVC double-glazed bay window to the front and a rear-facing window overlooking the garden. Smooth plastered and coved ceiling with multiple ceiling light points. Contemporary vertical radiator in the dining area with an additional radiator inset to the bay. Feature tiled flooring throughout.

The kitchen is fitted with an extensive range of wall-mounted and base-level cabinets with drawers, mosaic tiled splashbacks, and rolled-edged worktops extending to a breakfast bar. Integrated Smeg four-ring electric hob, split-level oven and grill, one-and-a-half bowl stainless steel sink with mixer tap, integral fridge/freezer, and space for a freestanding dishwasher. Side door and window leading to gated access and garden passageway.

First Floor Landing

Carpeted return staircase with timber balustrade, large obscure UPVC side window, smooth plastered and coved ceiling with light point. Built-in storage cupboard housing pressurised Megaflo system.

Family Bathroom

9'7" x 6'11" narrowing to 5'2" (2.92m x 2.11m)

Obscure UPVC double-glazed side window, smooth plastered ceiling with inset spotlights and extractor. Ceramic tiled walls with decorative inlay. Chrome heated towel rail. Panelled bath with extended shower area and thermostatic mixer shower over, wall-mounted bath mixer with shower hose, concealed cistern WC, and wash basin with mixer tap set into gloss vanity unit. Electric shaver point. Vinyl flooring.

Bedroom One

12'11" x 10'10" (3.94m x 3.30m) narrowing to 9' to wardrobes.

Rear-facing UPVC double-glazed window, coved ceiling with light point, built-in wardrobes, radiator, carpeted floor. Archway to:

En-Suite – 6'6" x 2'6" (1.98m x 0.76m) with enclosed shower cubicle, thermostatic mixer shower, tiled walls, vinyl flooring, and wash basin in vanity unit.

Bedroom Two

10'11" x 9'7" (3.33m x 2.92m)

Rear-facing UPVC window, coved ceiling, radiator, carpeted.

Bedroom Three

12'11" x 7'7" (3.94m x 2.31m)

Front-facing UPVC window, coved ceiling, built-in wardrobe, additional storage under stairs, radiator, carpeted.

Bedroom Four

11'0" narrowing to 9'7" x 7'5" (3.35m x 2.92m)

Front-facing UPVC window, coved ceiling, radiator, two built-in cupboards, wood laminate flooring.

Second Floor – Loft Room

15'8" x 11'9" (4.78m x 3.58m)

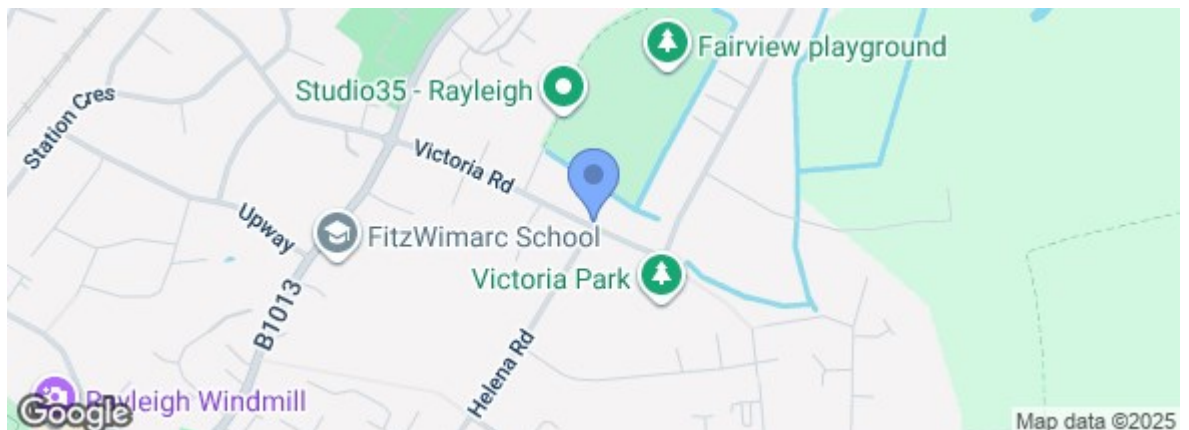
Twin rear Velux windows, smooth barrelled ceiling with spotlights, carpeted, door to additional loft storage.

Rear Garden

Extending to approximately 90ft, beginning with an Indian Sandstone patio and outside tap. Side access to front and additional side access with garage courtesy door. Raised brick-edged flower beds and rockery with railway sleeper borders. Central lawn with stepping stones and mature planting including trees, shrubs, and bushes. Timber fencing to boundaries. To the rear, a hardstanding with timber shed, metal storage shed, and gated access directly onto Fairview Park.



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			
Environmental Impact (CO ₂) 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.