



## MEDLEY ROAD, RAYNE PRICE – £1,900 PCM

- 4 BEDROOM SEMI-DETACHED HOME
- BUILT-IN 4-DOOR WARDROBE TO THE PRINCIPAL BEDROOM
- LARGE LIVING ROOM
- THREE PIECE FAMILY BATHROOM
- KITCHEN BREAKFAST ROOM WITH INTEGRATED APPLIANCES
- IDEAL CUL-DE-SAC LOCATION
- VAULTED DINING ROOM WITH FRENCH DOORS TO REAR GARDEN
- OFF-STREET DRIVEWAY PARKING
- GROUND FLOOR WC
- SOUTH-FACING REAR GARDEN WITH EASY ACCESS TO THE FLITCH WAY

We are pleased to offer this well presented 4 bedroom semi-detached home to let, ideally located within the end of a cul-de-sac in the popular village of Rayne. This property boasts a large living room, kitchen breakfast room with integrated appliances, vaulted dining room with French doors to the rear garden, downstairs WC, principal bedroom with a built-in 4-door wardrobe, a further 3 bedrooms and a three piece family bathroom. Externally, the property benefits from off-street parking, an EV charging point and a south-facing rear garden which backs onto the Flich Way.

Viewing is highly advised.





With composite panel and obscure glazed front door opening into:

### **Vaulted Entrance Hall**

With obscure window to side, inset ceiling downlighting, lightwell, wall mounted radiator, wood effect wide board laminate flooring, power point, door into:

### **Cloakroom**

Comprising a close coupled WC, vanity mounted corner hand basin with mixer tap and tiled splashback, obscure window to front, inset ceiling downlighting, wall mounted radiator, wood effect laminate flooring.

### **Living Room 17'0" x 13'5"**

With large picture window to front, ceiling lighting, wall mounted radiator, TV and power points, fitted carpet, feature display fireplace and surround, panel and glazed door into:

### **Inner Hallway**

With stairs rising to first floor landing, inset ceiling downlighting, smoke alarm, wall mounted thermostat, wood effect laminate flooring and archway through to:

### **Kitchen Breakfast Room**

Comprising an array of eye and base level cupboards and drawers with matching island, all with stone worksurfaces and splashbacks, 1 1/2 bowl under sunk composite sink unit with worksurface integrated drainer and mixer tap over, range master oven with 5-ring gas hob, stone splashback and stainless steel extractor fan above, integrated fridge freezer, integrated dishwasher, integrated tumble dryer, recess power and plumbing for washing machine, housing for wine cooler, integrated bin store, island unit with hidden mounted power points, inset ceiling downlighting, pendant lighting and worksurface display lighting, cupboard housing fuseboard, electric and gas meters, large understairs storage cupboard with lighting and power, wood effect laminate flooring, array of power points, wall mounted contemporary radiator and large opening to:

### **Dining Room 9'6" x 8'8"**

A vaulted room with window and French doors to rear garden, further Velux window and inset ceiling downlighting, wall mounted radiator, array of TV and power points, wood effect laminate flooring.

### **First Floor Landing**

With inset ceiling downlighting, access to loft with boarding, lighting and ladder, power points, fitted carpet, airing cupboard housing hot water cylinder and slatted shelves, further storage cupboard and doors to rooms.

### **Bedroom 1 – 13'8" x 9'11"**

With large picture window to front, inset ceiling downlighting, built-in 4-door wardrobe, matching bedside tables, TV and power points, wall mounted radiator and fitted carpet.

### **Bedroom 2 – 9'8" x 8'3"**

With window overlooking the rear garden, treeline and flitch way beyond, ceiling lighting, array of power points, wall mounted radiator and fitted carpet.

### **Bedroom 3 – 8'7" x 8'8"**

With large window overlooking the rear garden, treeline and flitch way beyond, ceiling lighting, wall mounted radiator, power points and fitted carpet.

### **Bedroom 4 – 8'7" x 6'10"**

With window to front, ceiling lighting, wall mounted radiator, power points, fitted carpet, storage cupboard with hanging rail and shelving.

### **Family Bathroom**

Comprising a three piece suite of tile enclosed bath with mixer tap and shower attachment, full-tiled surround, integrated shower with glazed shower screen, vanity mounted wash hand basin with mixer tap and storage beneath, low level WC with integrated flush, obscure window to side, inset ceiling downlighting, extractor fan, wall mounted chromium heated towel rail, tile effect flooring.

# OUTSIDE

## The Front

The front of the property is approached via a block-paved driveway supplying off-street parking for at least 2 or 3 vehicles and an EV charging point, ideally located in a end of cul-de-sac location with pathway leading to front door and personnel gate leading to:

## Rear Garden

Split into 2 sections of entertaining block-paved patio with step up to a raised lawn, all retained via close boarded fencing with gate leading out to the flich way, outside lighting and water point can also be found.



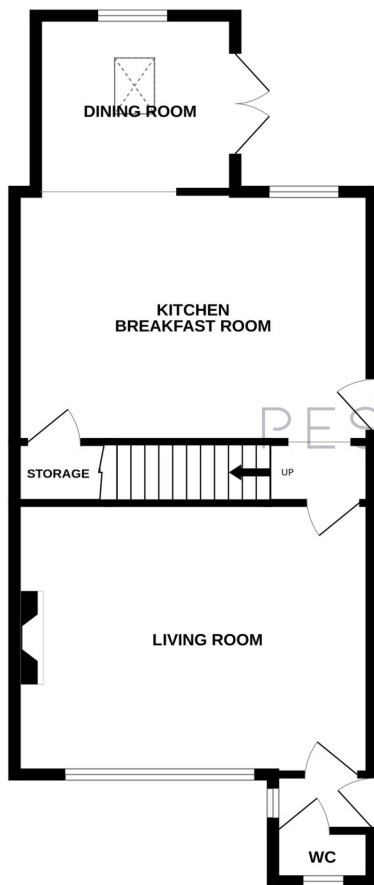
# DETAILS

## EPC

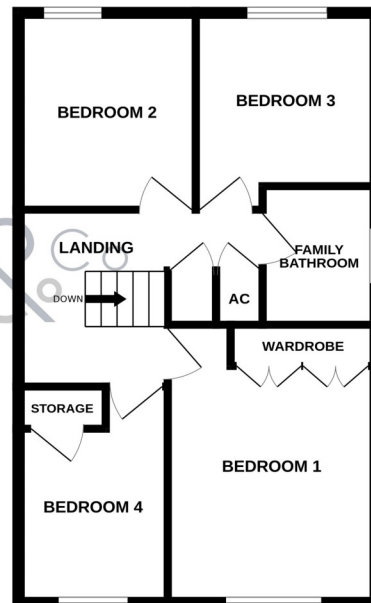
Score	Energy rating	Current	Potential
92+	A		
81-91	B		83 B
69-80	C	69 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

## FLOOR PLAN

GROUND FLOOR  
591 sq.ft. (54.9 sq.m.) approx.



1ST FLOOR  
495 sq.ft. (46.0 sq.m.) approx.



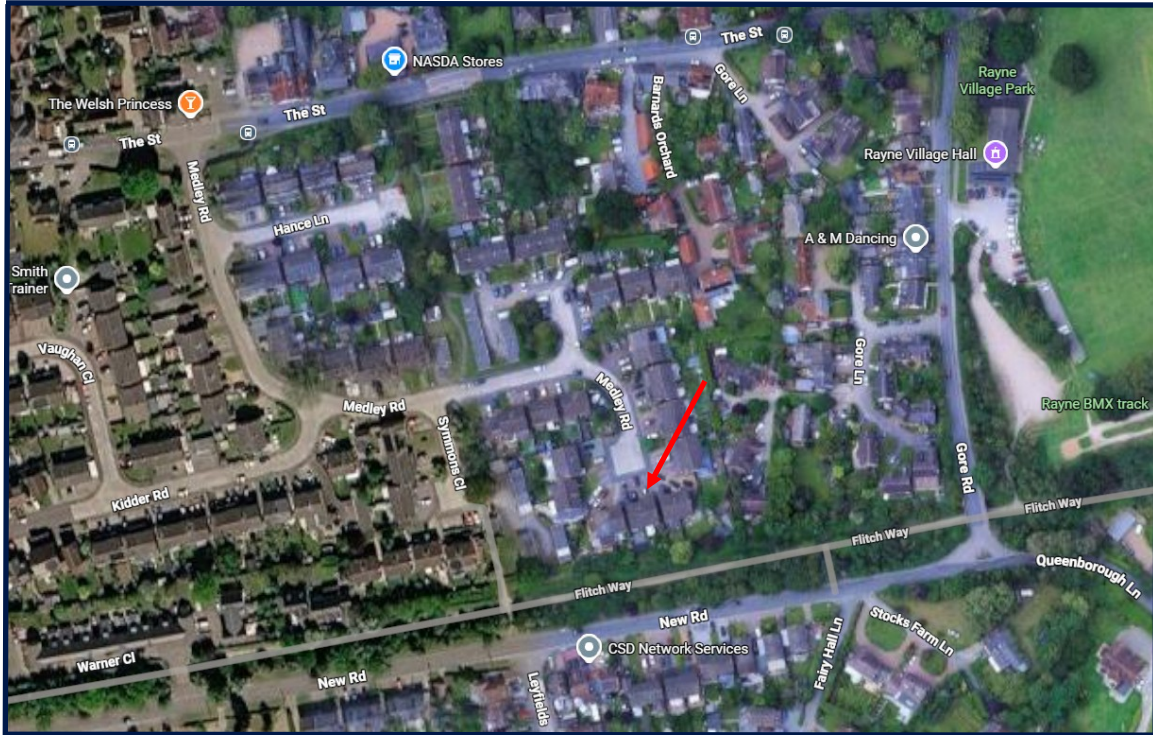
TOTAL FLOOR AREA: 1086 sq.ft. (100.9 sq.m.) approx.

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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# GENERAL REMARKS & STIPULATIONS

**Medley Road** is located in the village of Rayne and approximately 2 miles from Braintree town that offers access to local shops, restaurant's and all of your day to day needs. The A120 close by gives quick and easy access to M11 and Bishop's Stortford beyond, which of course benefits from London Stansted International Airport that also supplies mainline railway links to London Liverpool Street Station.

## DIRECTIONS



### FULL PROPERTY ADDRESS

39 Medley Road, Rayne, Braintree, Essex, CM77 6TQ

### COUNCIL TAX BAND

Band C

### SERVICES

Gas fired central heating, mains water and drainage

### LOCAL AUTHORITY

Braintree District Council, Causeway House, Bocking End, Braintree, Essex, CM7 9HB

**AGENTS NOTE:** We believe the information supplied in this brochure is accurate as of the date 11/06/2026. The information given in these particulars is intended to help you decide whether you wish to view this property and to avoid wasting your time in viewing unsuitable properties. We have tried to make sure that these particulars are accurate, but to a large extent we have to rely on what the seller tells us about the property. We do not check every single piece of information ourselves as the cost of doing so would be prohibitive and we do not wish to unnecessarily add to the cost of moving house. In accordance with the misrepresentation act, we are required to inform both potential vendors and purchasers, that from time to time both vendors and or purchasers, may be known by our staff, by way of previous customers, friends, neighbours, relatives, etc. Once you find the property you want to buy, you will need to carry out more investigations into the property than it is practical or reasonable for an estate agent to do when preparing sales particulars. For example, we have not carried out any kind of survey of the property to look for structural defects and would advise any homebuyer to obtain a surveyor's report before exchanging contracts. If you do not have your own surveyor, we would be pleased to recommend one. We have not checked whether any equipment in the property (such as central heating) is in working order and would advise homebuyers to check this. You should also instruct a solicitor to investigate all legal matters relating to the property (e.g. title, planning permission etc.), as these are specialist matters in which estate agents are not qualified. Your solicitor will also agree with the seller what items (e.g. carpets, curtains etc.) will be included in the sale.

# PESTELL & Co

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