



LAMB & CO

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Inspired by property, driven by passion.



POYNTENS, RAYLEIGH, SS6 7DH

£1,950 PCM

Available from July 2026, this superbly presented, three bedroom town house, nestled at the end of a quiet cul-de-sac with field views. The property boasts two bathrooms, garage & parking, tiered rear garden and additional front/side garden.

- Three Bedrooms
- Garage & Driveway
- Far Reaching Views
- Modern Throughout
- Cul-de-Sac Location
- Available 1st July 2026
- Two Bathrooms
- EPC

Accommodation comprises with approximate room sizes as follows:

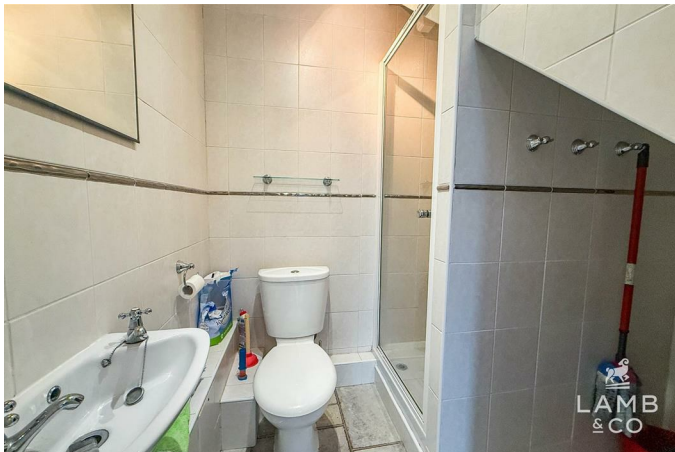
Entrance door to:

ENTRANCE HALL



SHOWER ROOM

6'11 x 4'11 (2.11m x 1.50m)



FIRST FLOOR

KITCHEN/LIVING/DINING

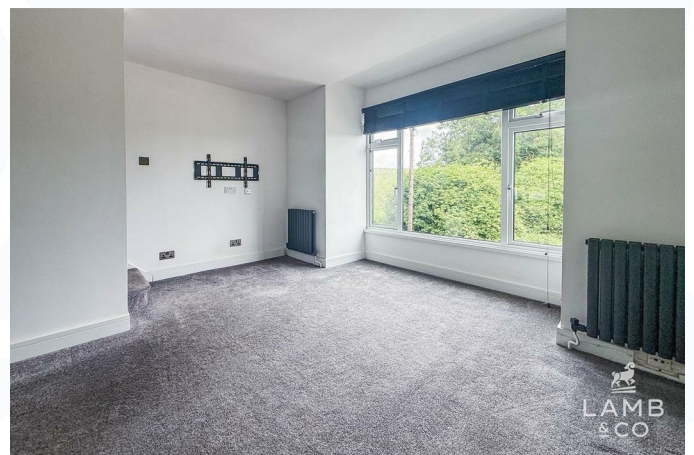
30'9 max x 15'3 (9.37m max x 4.65m)



KITCHEN AREA



LIVING AREA



SECOND FLOOR

LANDING

BEDROOM ONE

12'6 to wardrobe x 11'10 (3.81m to wardrobe x 3.61m)



BEDROOM TWO

12' x 8'4 (3.66m x 2.54m)



BEDROOM THREE

8'9 x 7'1 (2.67m x 2.16m)



BATHROOM

8' x 5'11 (2.44m x 1.80m)



OUTSIDE

FRONT



PLEASE NOTE - All of our rental properties require 5 weeks security deposit and 1 full months rent in advance. From this amount we require 1 weeks rent to be paid up front as a holding deposit to process your application.

SIDE



REAR



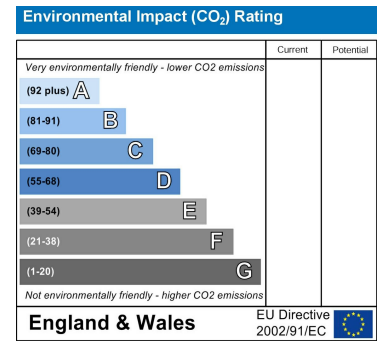
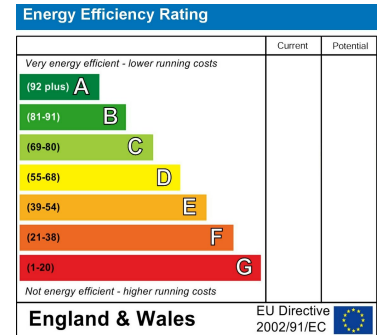
GARAGE

Agents Note Lettings

Map

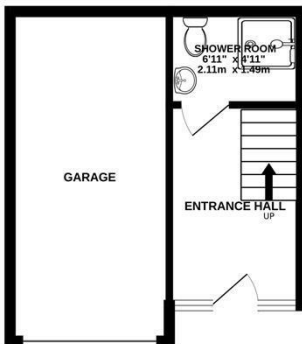


EPC Graphs

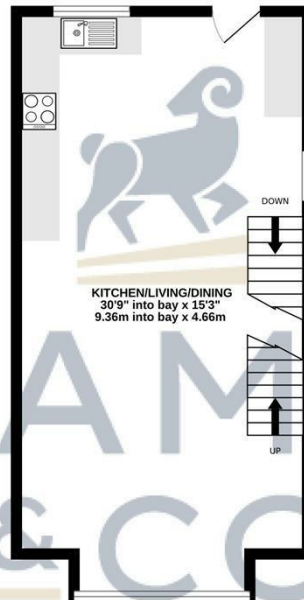


Floorplan

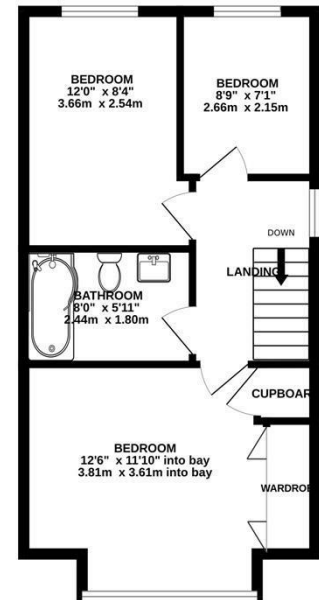
GROUND FLOOR
251 sq.ft. (23.4 sq.m.) approx.



1ST FLOOR
456 sq.ft. (42.3 sq.m.) approx.



2ND FLOOR
456 sq.ft. (42.3 sq.m.) approx.



TOTAL FLOOR AREA: 1163 sq.ft. (108.0 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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