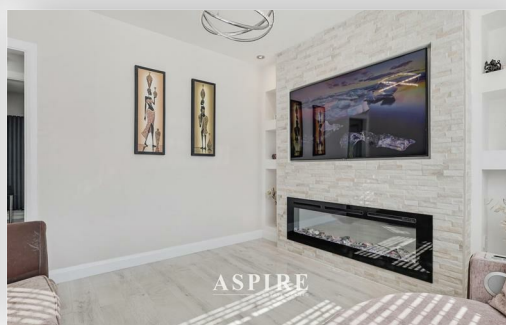


**To arrange a viewing contact us
today on 01268 777400**



Daws Heath Road, Rayleigh Offers in excess of £400,000

Spacious two bed semi detached with huge potential to extend location within 0.9 miles to Rayleigh station.

The ground floor offers a bright and welcoming lounge, separate dining room sits adjacent to the thoughtfully designed kitchen.

Adding further practicality, the property benefits from a utility room and WC, offering excellent convenience and even the potential to be adapted into a second bathroom if desired.

Upstairs, you'll find two generously sized double bedrooms, both offering comfortable living space, alongside a well-appointed family bathroom.

Externally, the low-maintenance rear garden is ideal for busy lifestyles, providing a great space to enjoy the outdoors without the upkeep. A charming summerhouse creates a perfect shaded retreat during warmer months and offers flexibility as a home office, hobby room or additional entertaining space. The property also benefits from ample off-road parking for multiple vehicles.

Ideally positioned close to the town centre, the High Street is within easy reach, offering a wide range of shops, bars, restaurants and everyday amenities. Well-regarded schools and excellent transport links are also nearby, including a mainline station providing direct access into London Liverpool Street — making this an ideal choice for commuters.

ENTRANCE HALL

LOUNGE

12'4 x 12'1 (3.76m x 3.68m)

DINING ROOM

12'4 x 9'5 (3.76m x 2.87m)

KITCHEN

9'9 x 9'2 (2.97m x 2.79m)

UTILITY ROOM/WC

FIRST FLOOR LANDING

MASTER BEDROOM

12'4 x 10'6 (3.76m x 3.20m)

BEDROOM TWO

12'4 x 9'4 (3.76m x 2.84m)

BATHROOM

REAR GARDEN

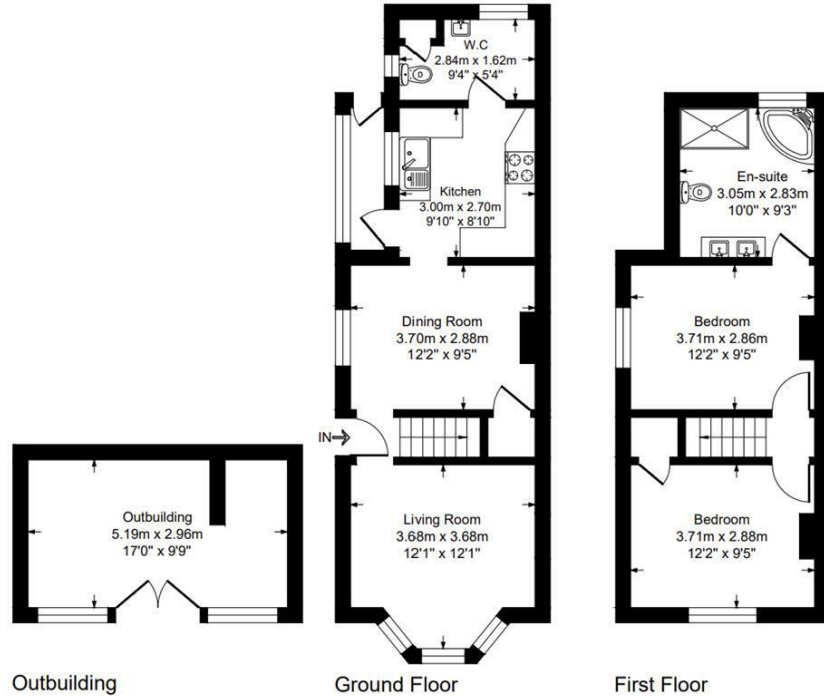
OUTBUILDING

18' x 10' (5.49m x 3.05m)

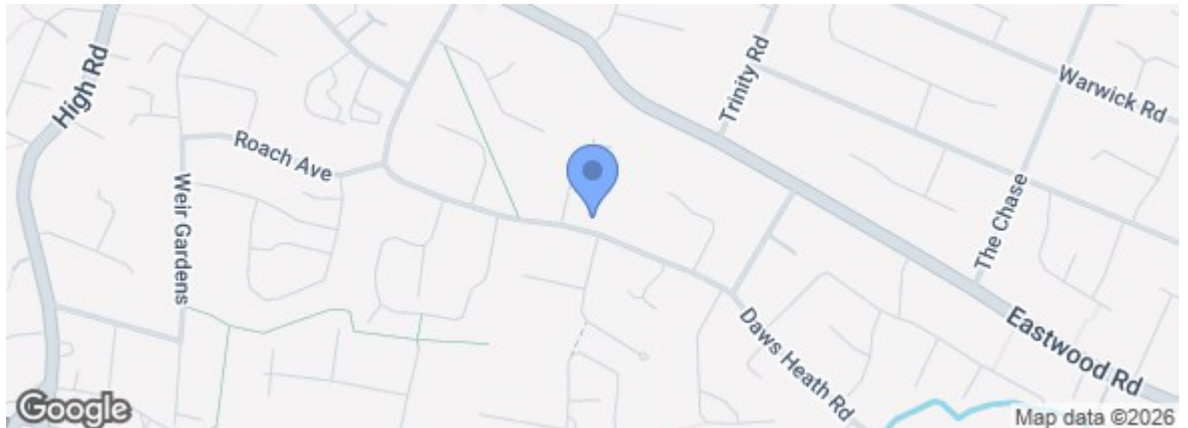
DRIVEWAY TO FRONT & SIDE

Daws Heath Road

Approximate Gross Internal Floor Area = 75.3 sq m / 811 sq ft
 Outbuilding Area = 15.3 sq m / 165 sq ft
 Total Area = 91.9 sq m / 990 sq ft



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.