



Montefiore Avenue | | Rayleigh | SS6 9QU

Asking Price £1,500,000

bear
Estate Agents

* PRIVATE LAKE AND SWIMMING POOL * ANNEX-BUNGALOW
* 3.9 ACRE PLOT * DOUBLE GARAGE * MULTIPLE BATH &
RECEPTION ROOMS * Bear Estate Agents are proud to present
this exceptional four-six bedroom detached family home in an
incredibly quiet and sought-after location in Rayleigh. Offering
an abundance of space both inside and out, this impressive
home is perfectly positioned close to local amenities, excellent
schools, and convenient transport links.

To the front, the property boasts exceptional off-street parking
for up to five vehicles and an impressive detached double
garage as well as an exceptionally spacious, separate two-
bedroom annex-bungalow allowing for the rare opportunity for
multi-generational living, a home business, or additional
accommodation. The expansive rear garden is a standout
feature, stretching across a generous plot and providing a
wonderful setting for entertaining, family life, or simply enjoying
the outdoors, especially with its very own private lake and
outdoor swimming pool and sun terrace.

Inside, the property offers spacious accommodation throughout.
The kitchen-breakfast room is perfectly suited to everyday
family life and is complemented by a separate utility room and
side conservatory. There is a spacious lounge and a bright
dining room overlooking the pool area, four double bedrooms
in the main house with an en-suite to master, a family bathroom
and a separate shower room. Offering tonnes of potential,
exceptional versatility and no onward chain, this is substantial
family home will suit a wide range of buyers and is available to
view now!

- Large Detached Bungalow
- Double Garage
- Separate Annex
- Multiple Bathrooms and Reception Rooms
- Swimming Pool
- Vast 3.91 Acre Plot
- Ample Off-Street Parking
- Private Lake
- Highly Sought After Location
- Huge Potential with this Versatile Home

Frontage/Parking

An in-and-out driveway provides parking for up to four
vehicles, with additional space available in the double garage.
There is a front lawn with planting for privacy from the
roadside, as well as a secondary driveway providing parking for
a further vehicle. A brick wall fronts the property, while a large
overhanging porch/walkway leads to the front patio. Double
gates provide side access to the garden, and a composite front
door with an obscured double-glazed sidelight leads into the
entrance hall.







Entrance Hall

Two storage cupboards and loft access, decorative wall panelling, radiator, coving, skirting and laminate flooring.

Master Bedroom

15'11 x 12'6 (4.85m x 3.81m)

Dual aspect double glazed by fronted window and rear French doors for garden access, built-in wardrobe, double doors through to ensuite, coving, radiator, skirting and laminate flooring.

Ensuite

10'5 x 9'11 (3.18m x 3.02m)

Obscure double raised window to side aspect, freestanding bar, towel radiator, wash basin, WC, extractor fan, spotlighting, tiled walls and lino flooring.

Bedroom Two

12'9 x 11'6 (3.89m x 3.51m)

Double glazed window to front aspects with Bispo shutter blinds, coving, radiator, skirting and laminate flooring.

Bedroom Three

11'6 x 11'2 (3.51m x 3.40m)

Double glazed window to side aspect, coving, decorative panelled wall, radiator, skirting and laminate flooring.

Bedroom Four

11'2 x 10'11 (3.40m x 3.33m)

Dual aspect double glazed windows to front and side, coving, radiator, skirting and laminate flooring.

Three piece family bathroom

7'9 x 7'7 (2.36m x 2.31m)

Obscured double glazed window to side aspect with bespoke shutter blinds, freestanding bath with brass shower attachment, wash basin, WC, extractor fan, towel rail, coving, partially tiled walls, tiled flooring.

Shower Room

7'5 x 5'4 (2.26m x 1.63m)

Obscured double glazed window to rear aspect, shower cubicle with drencher head and secondary shower attachment, wash basin, towel radiator, WC, extractor fan, spotlighting, coving, fully tiled walls and flooring.

Lounge

18'5 x 15'3 (5.61m x 4.65m)

Large room with double doors and sidelights through to conservatory/dining room, decorative wall panelling, radiator, spotlighting, speaker system, coving, skirting, wide opening through the kitchen/breakfast room and laminate flooring.



Kitchen/Breakfast room

19'4 x 11'6 (5.89m x 3.51m)

Double doors with a sidelight leading through to the side conservatory, as well as double-glazed windows to the rear and side aspects. Four-seater breakfast bar and a range of full-height and base-level units comprising a ceramic 1.5-bowl sink with drainer and mixer tap, wooden worktops, a four-ring Miele hob with extractor fan and stainless-steel splashback, an integrated eye-level oven, coffee machine, microwave and dishwasher. Spotlighting, coving, radiator, skirting boards and laminate flooring.

Dining room/Conservatory

20'10 x 11'10 (6.35m x 3.61m)

Double glazed windows all around with French doors for garden access, air-conditioning/heating units, skirting and laminate flooring.

Side Conservatory

15'2 x 9'9 (4.62m x 2.97m)

Double glaze windows all around with French doors for garden access, laminate flooring and a door through to the utility room.

Utility Room

9'0 x 6'0 (2.74m x 1.83m)

Double glaze windows all round with built in cupboard, space for utilities and tiled floor.

Annex/bungalow

Brilliant accommodation comprised of two bedrooms, a kitchen which flows through to the lounge, a conservatory/dining room and a three-piece family bathroom.

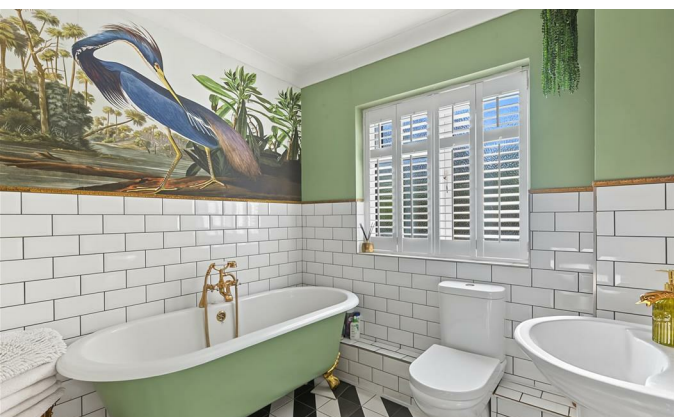
Garden

The garden commences with a wraparound patio and barbecue station, leading through to the swimming pool and sun terrace. Steps descend to a large lawn surrounding the property, complemented by beautiful planting, borders and trees along the boundaries. At the bottom of the garden is a lake, which is currently overgrown, with a large summer house situated in the opposite corner.

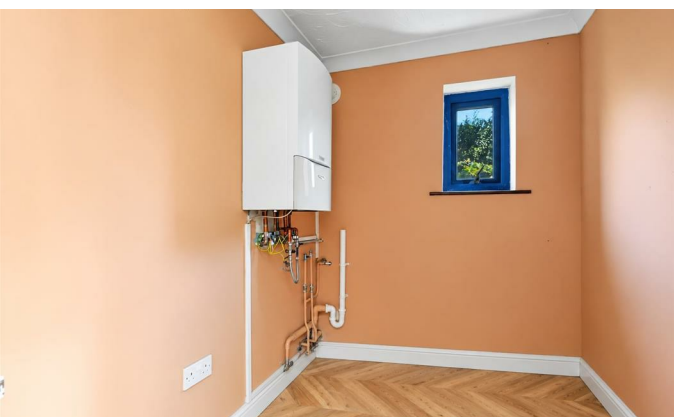
Garage

Double garage with front rear and side door doors for access, power and lighting.

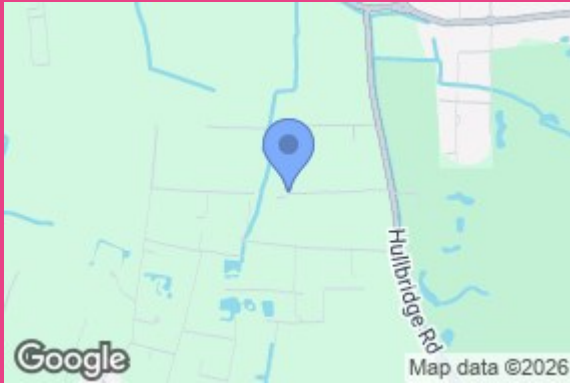












GROUND FLOOR



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 errors, 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	EU Directive 2002/91/EC	

11 Main Road
Hockley
Essex
SS5 4QY
01702 416476
hockley@bearestateagents.co.uk
<https://www.bearestateagents.co.uk>