



Claremont Crescent | | Rayleigh | SS6 9GZ

Guide Price £700,000

**bear**  
*Estate Agents*

\*\* Guide Price £700,000 - £725,000 \*\*

Bear Estate Agents are delighted to present this exceptional detached five-bedroom residence, offering spacious and fully modernised accommodation arranged over three impressive floors. Beautifully presented throughout, this outstanding family home combines contemporary design with versatile living spaces, perfectly suited to modern family life. The property boasts two generous reception rooms alongside a stunning open-plan kitchen diner, thoughtfully designed as the heart of the home, complemented by a separate utility room and convenient downstairs WC, ensuring bathroom facilities are available on every level.

Set back from the road, the home immediately impresses with its sense of space and light, offering well-proportioned rooms throughout including a dedicated office space ideal for home working. Bedroom one and bedroom two are located on the first floor, both benefitting from stylish en-suite bathrooms. The second floor hosts bedroom three and bedroom four, served by a modern family bathroom, while all five bedrooms are comfortable doubles.

Externally, the property continues to excel with a garage, ample off-street parking, and a beautifully maintained rear garden with side access, providing the perfect setting for outdoor entertaining and family enjoyment. Ideally positioned within close proximity to well-regarded schools, the local station, and a range of amenities, this superb residence effortlessly blends style, comfort, and convenience in a highly desirable location.

- Detached House
- Fully Modernised Throughout
- Ensuite Bathrooms To Bedroom One And Two
- Utility Room
- Close To Local Amenities
- Off Street Parking
- Five Bedrooms
- Garage
- Downstairs WC
- Beautiful Rear Garden

## Hallway

Composite door with obscured window panel to front. Ceiling mounted light fitting, wall mounted radiator, under stairs storage cupboard, and Amtico flooring throughout.





### **Kitchen/Diner**

22'3 x 10'8 (6.78m x 3.25m)

Spotlights and ceiling mounted light fitting to dining area, two wall mounted radiators, window to side, double window to rear and French doors to side. Range of wall and floor mounted units including integrated double oven with separate induction hob and extractor fan overhead, integrated dishwasher, recessed sink unit. Tiled flooring and splashback tiles to kitchen area. Access to utility room.

### **Utility Room**

Ceiling mounted light fitting, wall mounted radiator, wall and floor mounted units including integrated recessed sink, space for washing machine, door to rear garden and tiled flooring throughout

### **Lounge**

Two ceiling mounted light fittings, two wall mounted radiators, gas fire with feature fireplace surround, bay window to front, French doors with window surround to rear and carpeted throughout.

### **Downstairs WC**

Ceiling mounted light fitting, wall mounted radiator, part tiled walls with fitted wash handbasin with storage beneath, low-level WC and Amtico flooring throughout.

### **Landing**

Ceiling mounted light fitting, wall mounted radiator, storage cupboard and access to bedrooms one two and five. Stairs then lead to top floor.

### **Bedroom One**

Two ceiling mounted light fittings, double window to front and window to side, double fitted wardrobes with mirror effect and carpeted through throughout.

### **Ensuite**

Spotlights, heated towel rail, obscured window to rear, Walk in shower, separate bath, wash hand basin with integrated storage, low-level WC, tiled wall walls and tiled flooring throughout.





## Bedroom Two

Ceiling mounted light fitting, wall mounted radiator, double window to front, fitted wardrobes and carpeted throughout

## Ensuite

Spotlights, obscured window to rear, heated towel rail, wash hand basin, low-level WC, shower unit, part tiled walls and tiled flooring.

## Bedroom Five

Ceiling mounted light fitting, wall mounted radiator, window to front and carpeted throughout

## Top Floor Landing

Ceiling mounted light fitting, Velux window to rear, access to bedrooms three, four and top floor bathroom. Access to loft hatch.

## Bedroom Three

Ceiling mounted light fitting, wall mounted radiator, window to side and front and carpeted throughout

## Bedroom Four

Ceiling mounted light fitting, wall mounted radiator, window to front and two velux winnows to rear and carpeted throughout.

## Top floor bathroom

Spotlights, heated towel rail, Velux window to front, bath with shower overhead, wash hand basin, low-level WC, part tiled walls and vinyl flooring.

## Sitting room

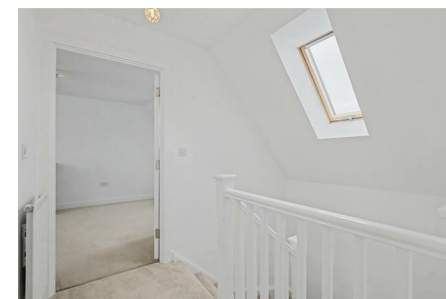
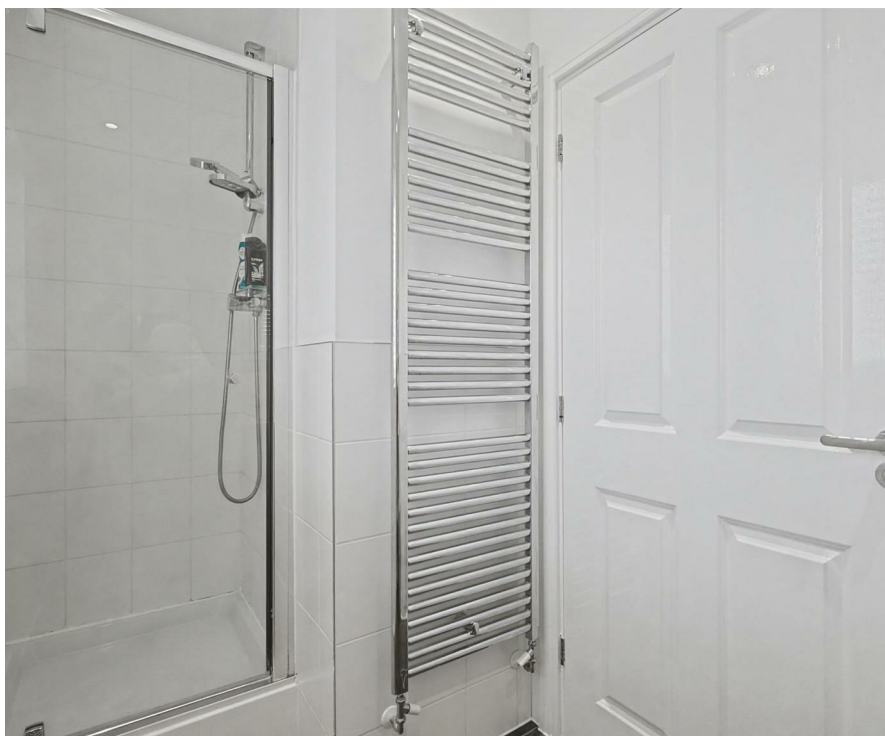
Ceiling mounted light fitting, bay window to front and window to side, wall mounted radiator and carpeted throughout.

## Garage

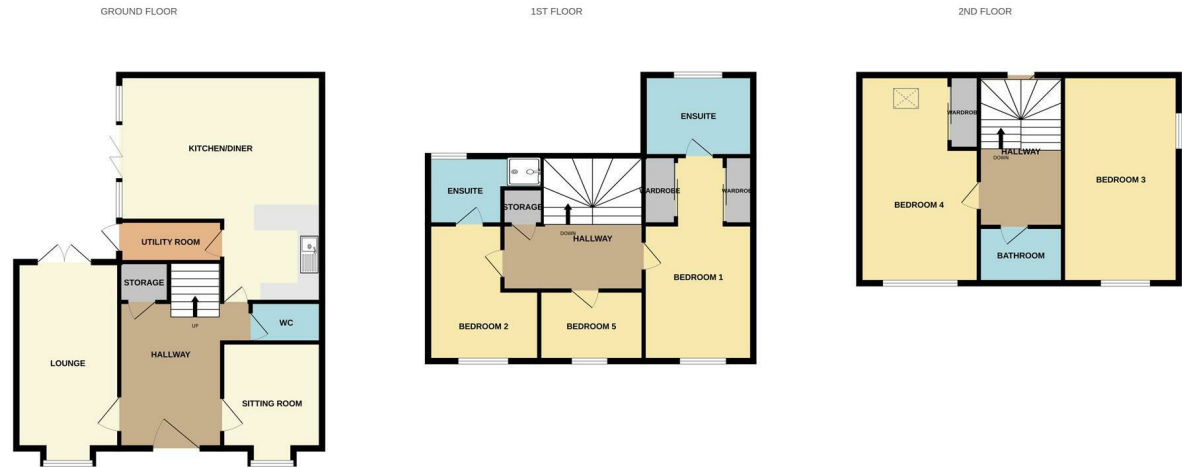
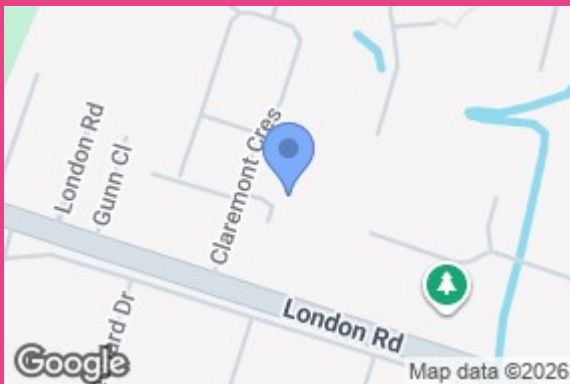
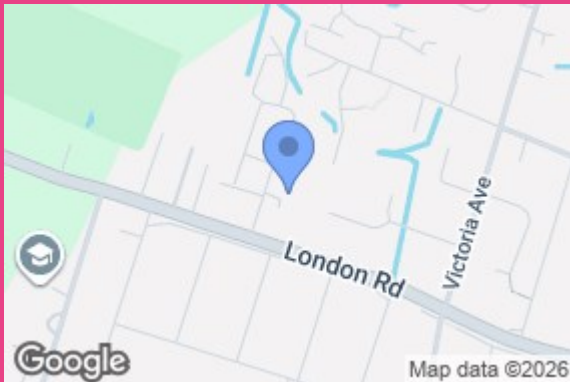
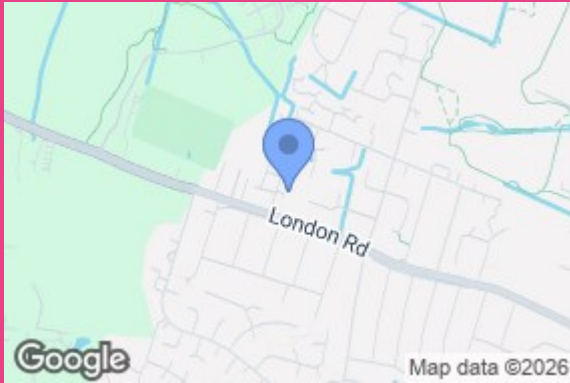
Detached single garage to side. Access via up and over garage door and door from rear garden. Fitted with lighting and power.

## Rear Garden

Access via living room, utility room and dining area. Patio area needs to Astroturf to rear. Raised decking area with Pagola to side. Access to detached garage.







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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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C		78	81
(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>