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today on 01268 777400



Preston Gardens, Rayleigh £400,000

Discreetly positioned just off Down Hall Road, this elegant detached bungalow presents an exceptional opportunity for those seeking refined single-storey living in one of Rayleigh's most convenient and desirable locations. The property enjoys the largest garden plot along the road, providing an outstanding outdoor space and offering significant potential for extension or reconfiguration, subject to the usual planning consents.

Discreetly positioned just off Down Hall Road, this charming detached bungalow presents a superb opportunity for those seeking refined single-storey living in the heart of Rayleigh. Set back behind a generous mature frontage, this home offers well-balanced accommodation throughout and a sense of privacy rarely found so close to the town centre. The plot currently provides off-street parking for three vehicles, in an area where parking is key, and there is scope to create additional parking if required. There is also a detached garage in need of repair. The garden boasts the largest plot on the road. The property enjoys a beautifully proportioned garden and offers considerable potential for enhancement and extension, subject to the usual planning consents.

Ideally positioned within a short walk of Rayleigh Station and with Rayleigh High Street slightly further afield, this appealing home combines generous proportions, exceptional outdoor space and superb accessibility, making it equally attractive to discerning downsizers and young families alike.

****ASKING PRICE £400,000****

Lounge

14'5" x 14'0" (4.39m x 4.27m)

Dining room

13'11" x 9'8" (4.24m x 2.95m)

Kitchen

12'8" x 9'6" (3.86m x 2.90m)

Bedroom

13'11" x 11'0" (4.24m x 3.35m)

Wet room

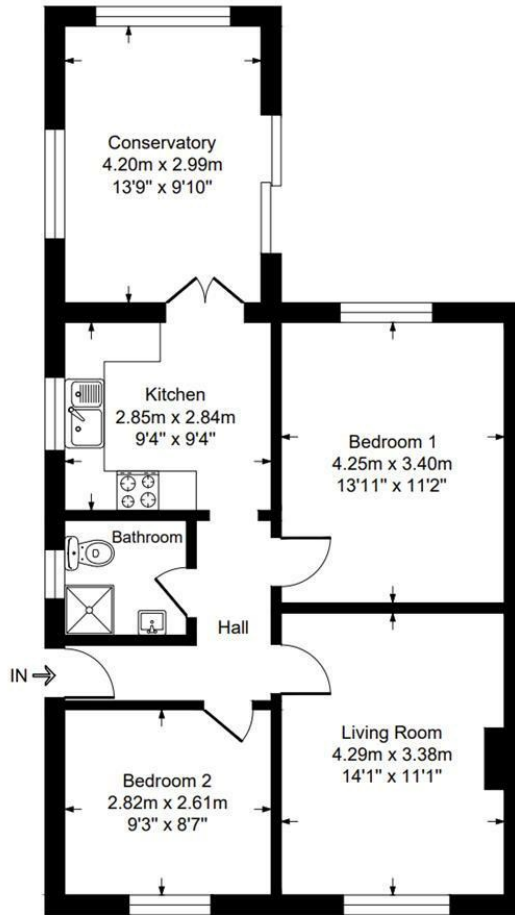
6'4" x 5'5" (1.93m x 1.65m)

Bedroom

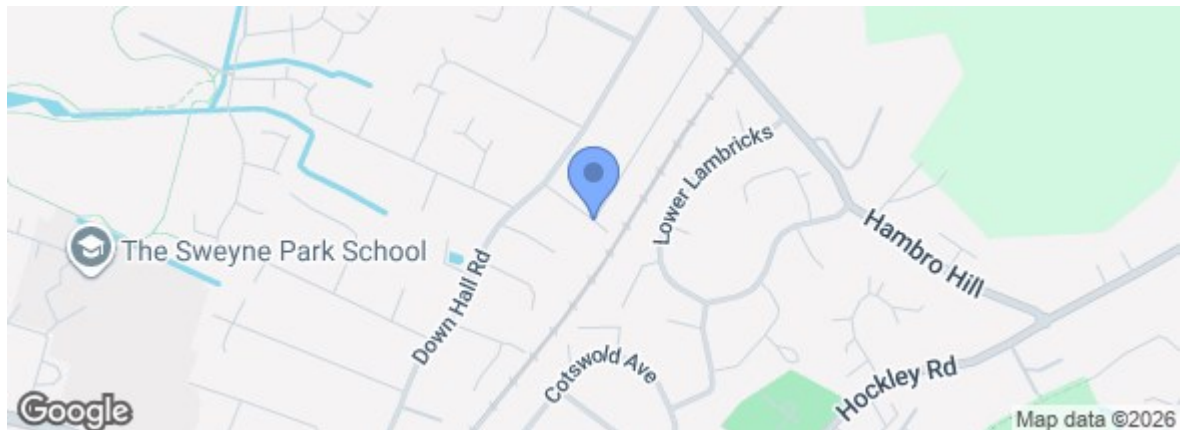
9'4" x 8'4" (2.74m]1.22m x 2.54m)

Preston Gardens

Approximate Gross Internal Floor Area = 71.5 sq m / 771 sq ft



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		
(81-91)	B		
(69-80)	C		77
(55-68)	D	56	
(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	



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