



Down Hall Road

Rayleigh

- 300' SOUTH FACING GARDEN
- STUNNING LIVING ROOM ACCOMODATION
- BESPOKE FITTED KITCHEN
- GROUND FLOOR BATHROOM



Offers In Excess Of £600,000

NO ONWARD CHAIN. Breath taking exceptional sized extended four bedroom home with a fantastic 300' south facing garden, ground floor open plan living with bespoke luxury kitchen and amazing living room and partially separated dining area all opening out to the garden. What a great location !!





AGENTS NOTES

NO ONWARD CHAIN. This amazing and extremely large extended four bedroom home boasts a 300' south facing garden and is perfectly located for Rayleigh Station and access to to the vibrant and historic Rayleigh Town Centre.

The internal accommodation is breathtaking and finished to a superior style exuding comfort and well planned family space. Historically there has been a two storey extension across the rear creating four generous bedrooms and a luxury En suit shower room to the main bedroom, tiled floors and walls.

The first floor is complimented by a luxury five piece bathroom with bath & shower.

The ground floor will excel anyone's expectations with a beautiful lounge to the rear opening out to the amazing garden and decking.

The whole area flows so well with a huge dining area ideal for entertaining with a couple of arches creating an open plan feel to the living room.



The kitchen is to behold a Bespoke cleverly thought out area which just has it all no expense spared !!

Additionally there is a further ground floor shower room equally finished with quality tiling.

Plenty of parking to the front and access to the garage.

The garden is a dream south facing and extends to approximately 300' with plenty of seclusion with a large decked area to the rear of the house.

HALLWAY

LOUNGE AREA

21' 6" x 14' 2" (6.55m x 4.32m)

DINING AREA

18' 7" x 12' 0" (5.66m x 3.66m)

KITCHEN

12' 3" x 11' 4" (3.73m x 3.45m)

GROUND FLOOR BATHROOM

LANDING

EN SUITE MASTER BEDROOM

16' 3" x 14' 2" (4.95m x 4.32m)

BEDROOM

12' 0" x 10' 0" (3.66m x 3.05m)

BEDROOM

11' 4" x 11' 6" (3.45m x 3.51m)

BEDROOM

7' 4" x 7' 3" (2.24m x 2.21m)

BATHROOM

GARAGE

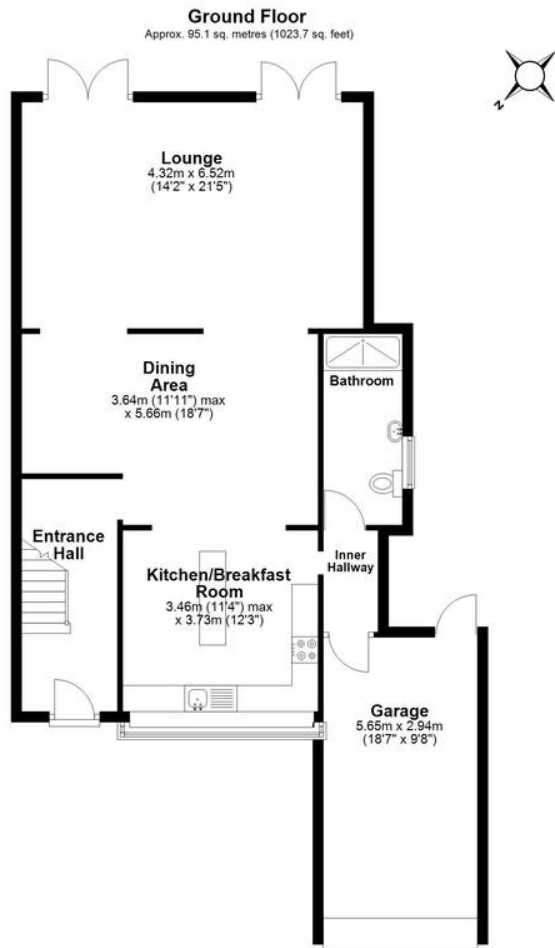
18' 7" x 9' 8" (5.66m x 2.95m)

GARDEN

300' 0" (91.44m)

These particulars are accurate to the best of our knowledge but do not constitute an offer or contract. Photos are for representation only and do not imply the inclusion of fixtures and fittings. The floor plans are not to scale and only provide an indication of the layout.





Total area: approx. 173.3 sq. metres (1864.9 sq. feet)

This floor plan has been created by a third party and should be used as a general outline for guidance only. Any areas, measurements or distances quoted are approximate and any intending purchaser or lessee should satisfy themselves by inspection, searches, enquiries and/or full survey as to the correctness of each statement. We accept no responsibility or liability for any loss whatsoever that may arise as a result of this plan and the information contained within.

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