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## Weir Gardens, Rayleigh Guide price £600,000

- ANNEX ACCOMODATION SELF CONTAINED
- STUNNING GROUND FLOOR BATHROOM
- OPEN PLAN LOUNGE/SITTING ROOM/KITCHEN/DINER
- CLOSE TO RAYLEIGH HIGH STREET AND TRAIN STATION
- FITZWIMARC AND RAYLEIGH PRIMARY SCHOOL CATCHMENT
- BEAUTIFULLY RENOVATED FOUR BEDROOM DETACHED FAMILY HOME
- LUXURY FIRST FLOOR BATHROOM
- MODERN FITTED KITCHEN AND UTILITY ROOM
- OUTSTANDING FAMILY REAR GARDEN
- OFF STREET PARKING FOR UP TO THREE VEHICLES AND GARAGE

Set within the highly sought-after Weir Gardens, this beautifully renovated 1920s detached home effortlessly combines timeless character with modern elegance. Meticulously redesigned by the current owners, the property offers a harmonious blend of period charm and contemporary comfort, making it an ideal choice for families and those who love to entertain. Video in tab below to view this wonderful home in more detail.

GUIDE PRICE £600,000-£640,000

The main residence features four generously proportioned bedrooms and two stylish bathrooms, alongside a spacious, light-filled open-plan kitchen/diner. This central hub of the home flows seamlessly into a comfortable sitting room and a welcoming lounge, creating versatile living spaces perfect for both relaxed family time and formal gatherings.

One of the most unique aspects of this home is the attached self-contained annex, thoughtfully designed to provide flexible, independent living. Ideal for multi-generational families, guests, or even as a private workspace, the annex includes its own fully equipped kitchen, a well-sized double bedroom, a conservatory with views of the garden, and a private W/C. Whether accommodating elderly relatives, giving growing

Room Measurements

Ground Floor  
Kitchen Area: 19'3" x 9'6"  
Dining Area: 10'9" x 6'6"  
Lounge: 14'6" x 9'9"  
Sitting Room: 11'1" x 9'9"  
Utility Room: 7'3" x 3'9"  
Ground Floor Bathroom: 12'4" x 4'9"

Annex (Self-Contained)  
Bedroom: 8'8" x 8'7"  
Lounge Area: 14'1" x 8'8"  
Kitchen: 6'6" x 5'8"  
Conservatory: 8'2" x 7'7"

First Floor  
Bedroom One: 13'0" x 10'5"  
Bedroom Two: 15'4" x 9'9"  
Bedroom Three: 10'5" x 10'0"  
Shower Room: 6'7" x 4'5"

Ground Floor  
Step through a bright, welcoming porch into a spacious entrance hall that sets the tone for the rest of the home. To the front, the lounge exudes warmth with its elegant circular bay window and inviting atmosphere. Double doors open into a versatile sitting room, ideal for relaxation or entertaining, which seamlessly connects to the heart of the home—a stunning open-plan kitchen/dining area. Featuring high-spec integrated appliances, stylish cabinetry, and a dramatic sky lantern, the space is flooded with natural light, making it a perfect social hub.

A separate utility room ensures practicality, while a beautifully appointed four-piece family bathroom on the ground floor adds flexibility. Internal access to the attached garage adds further convenience.

To the rear of the ground floor, a private inner hallway leads to the attached self-contained annex—a truly standout feature. Thoughtfully designed for independent living, it includes a compact but fully functional kitchen, a comfortable double bedroom, and a dedicated WC. The annex lounge area opens into a charming conservatory, ideal as a reading room or garden retreat. This space is perfect for elderly relatives, extended family, or even as a private guest suite or rental opportunity.

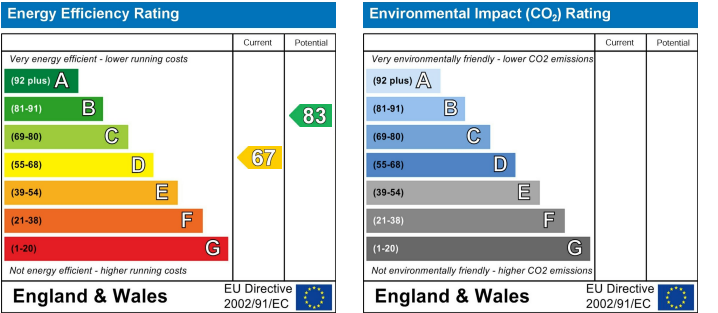
First Floor  
The upper floor continues the home's spacious and family-friendly feel, offering three generously sized double bedrooms, all bright and well-proportioned. A modern, stylish shower room serves the floor, while a handy storage cupboard on the landing provides space for linens or household essentials.

Exterior  
The rear garden offers a private, tranquil setting ideal for both entertaining and relaxation. Fully enclosed and unoverlooked, it features a beautifully maintained lawn,

mature borders with flowering shrubs, and a large paved terrace—perfect for al fresco dining or summer barbecues. A practical garden shed is tucked away at the rear, providing ample outdoor storage. To the front, the property enjoys a wide driveway with parking for up to three vehicles, in addition to an attached garage offering secure storage or workshop potential.

Location  
Situated in the highly desirable Weir Gardens area of Rayleigh, this property enjoys both convenience and lifestyle. Just moments from the A127 for easy road access and only a short distance from Rayleigh Station, commuters will benefit from direct train links to London Liverpool Street in under 45 minutes. Rayleigh's vibrant High Street is within walking distance, offering a range of boutiques, eateries, cafés, and essential amenities.

School Catchment  
This home falls within the catchment for several highly regarded local schools, including Rayleigh Primary School and the ever-popular FitzWimarc School, both known for their strong academic results and inclusive, community-focused ethos—making the property a smart choice for families.



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