



VICTORIA AVENUE

RAYLEIGH, SS6 9BT

OFFERS IN EXCESS OF £525,000
FREEHOLD

**** SIMPLY SENSATIONAL - A DECEPTIVELY SPACIOUS FOUR BEDROOM FAMILY HOME BOASTS OVER 1500 SQUARE FEET OF LIVING SPACE PRESENTED IN METICULOUS ORDER THROUGHOUT & DESIGNED TO THE HIGHEST SPECIFICATION - SEEING REALLY IS BELIEVING ****

RP&C.
RICKY, PLANT & CHEN-PORTER

VICTORIA AVENUE

- Deceptively spacious chalet style property with over 1500 square feet of living space
- Four bedrooms & ample storage facilities
- Ground floor bathroom & first floor shower (both with WC's)
- Lounge & stunning open plan kitchen/dining/living area
- Utility room
- Double glazed & gas central heating
- 50ft rear garden and two outbuildings offering a multitude of different uses
- Independent driveway for several large cars
- Within walking distance of Rayleigh mainline railway line & London Liverpool links
- Great school catchment for infant, junior and senior schooling



RP&C Estate Agents are delighted to present this truly exceptional and highly versatile four bedroom chalet residence, occupying a sought-after position within Rayleigh and finished to an outstanding specification throughout.

From the moment you step inside, it is immediately apparent that this home has been thoughtfully designed and beautifully maintained, offering an abundance of stylish and flexible living accommodation perfectly suited to modern family life.

The ground floor features two generous double bedrooms, a welcoming living room, and the true heart of the home, a stunning open-plan kitchen, dining and family room. Flooded with natural light via an impressive glass lantern roof and enhanced by contemporary bifold doors opening onto the rear garden, this magnificent space is ideal for both everyday living and entertaining. The luxury fitted kitchen boasts a comprehensive range of high specification integrated appliances, complemented by quality cabinetry and work surfaces. A practical utility room and beautifully appointed family bathroom complete the ground floor accommodation.

To the first floor, there are two further spacious double bedrooms served by an elegant luxury shower room, providing comfortable and versatile

accommodation for families of all sizes.

The property benefits from double glazing, gas central heating and an exceptional standard of finish throughout, with quality fixtures, fittings and attention to detail evident in every room.

Externally, the home continues to impress. The rear garden extends to approximately 50 feet and offers a wonderful outdoor environment for relaxation and entertaining. A charming hobby room sits adjacent to a feature koi pond, while a substantial additional outbuilding to the rear provides fantastic versatility, lending itself perfectly to use as a home office, gymnasium, games room, studio or workshop.

To the front of the property, a large driveway provides off-street parking for multiple vehicles.

Conveniently located within easy reach of Rayleigh town centre, the property is within walking distance of Rayleigh Mainline Railway Station, offering direct services into London Liverpool Street, making it an excellent choice for commuters. Families will appreciate the proximity to highly regarded infant, junior and senior schools, whilst excellent road links via the A127 and A130 provide convenient access throughout Essex and beyond.

A rare opportunity to acquire a superbly appointed

family home offering generous accommodation, outstanding versatility and exceptional presentation throughout. Early viewing is strongly advised.

Entrance Hallway

Bedroom One 14'7 x 11'5

Double glazed bay window to the front aspect.

Bedroom Four (currently used as an office 9'4 x 8'

Double glazed window to the side aspect.

Bathroom/WC 8'4 x 6'5

A luxury three piece suite. Double glazed window to the side aspect.

Lounge 16'3 x 11'8

Double glazed window to the front aspect.

Kitchen/Dining/Living Area 24'1 x 17'6 max

A stunning open plan space with French Doors onto and overlooking the garden. There is a bespoke fitted kitchen of stunning design with a host of integrated appliances.

Utility Room 8'0 x 5'8

Double glazed window to the side. Space for utility appliances.

First Floor Landing

Bedroom Two 21'5 max x 11'7

Two double glazed windows to the rear aspect. Bespoke built in wardrobes.

Bedroom Three 14'5 x 11'4

Double glazed window to the front aspect.

Shower Room/WC 8'3 x 3'8

A luxury three piece suite. Double glazed window to the side aspect.

Rear Garden

The garden measures some 50 feet in length and is mainly laid to lawn with side access. Space for a jacuzzi/hot tub. Feature pond. Access to:

Outbuilding One 6'9 x 5'4

A perfect office space/craft room with power and light connected.

Outbuilding Two 23'5 x 13'9

This space would also create an ideal home office, games room or gym.

Front

An independent driveway allows parking for several large cars.

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ADDITIONAL INFORMATION

Local Authority – Rochford

Council Tax – Band D

Viewings – By Appointment Only

Floor Area – 1547.00 sq ft

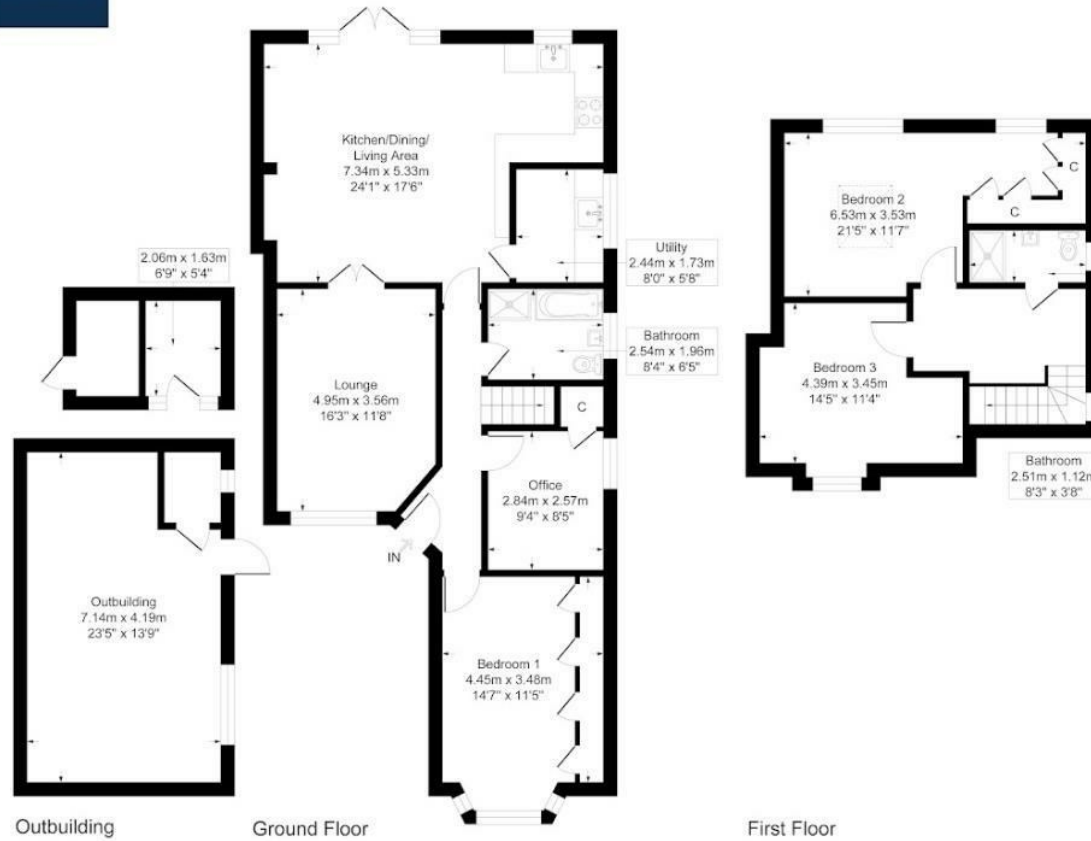
Tenure – Freehold





Victoria Avenue

Approximate Gross Internal Floor Area = 176.9 sq m / 1905 sq ft
(Including Outbuilding)



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		88
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E	53	
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC

Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements

RP & C Estate Agents
15 Nelson Street
Southend On Sea
SS1 1EF

01702 844984
info@rpcestateagents.co.uk
www.rpcestateagents.co.uk

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