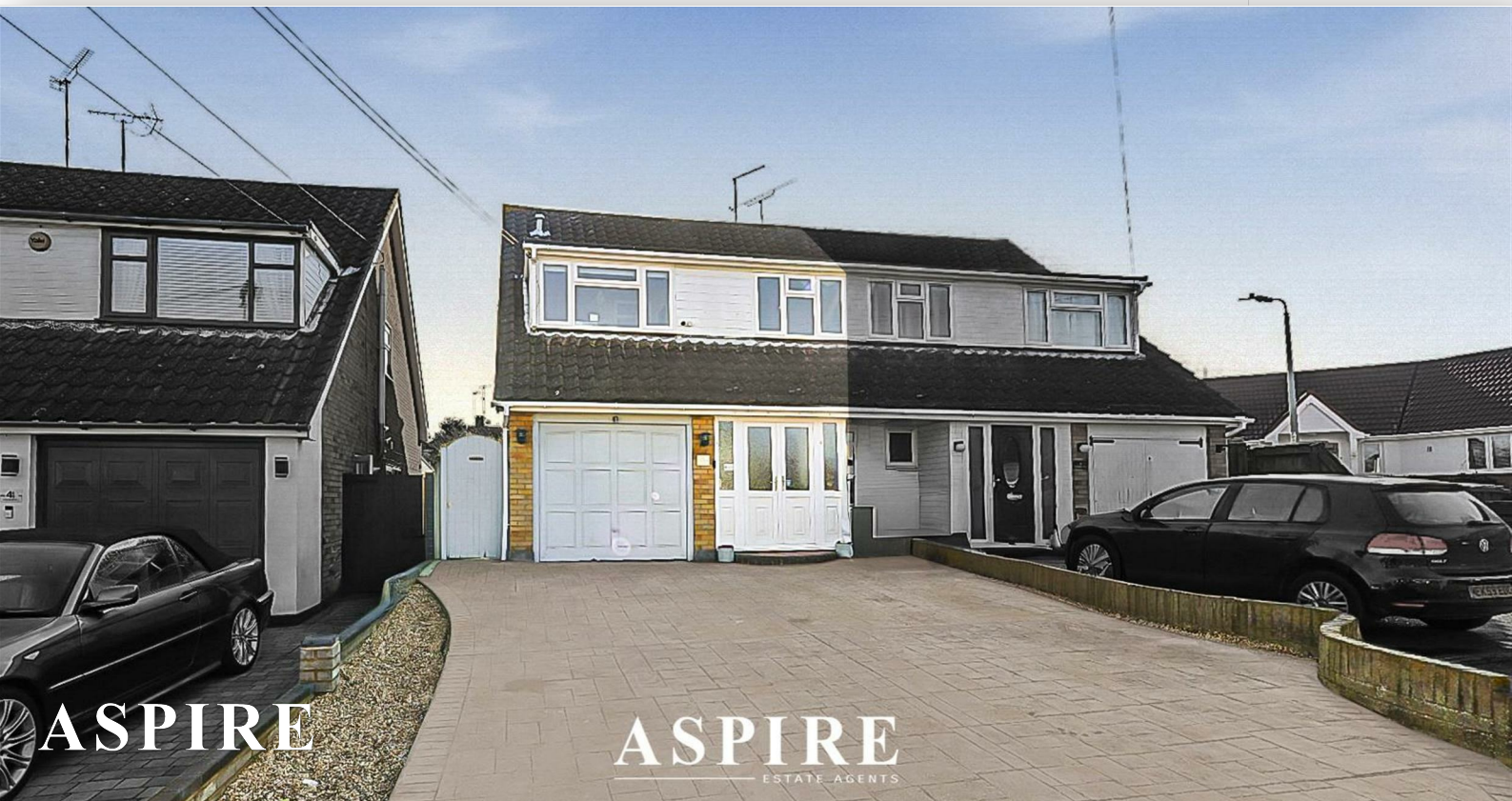


To arrange a viewing contact us  
today on 01268 777400



## Marshalls Close, Guide price £425,000

This attractive and well-presented four-bedroom semi-detached home offers bright, spacious living accommodation perfectly suited to modern family life. With well-proportioned rooms, excellent flow between living spaces, and a generous garden, the property provides both comfort and practicality in a highly desirable Rayleigh location. Guide Price £425,000 to £450,000

## Ground Floor

The property welcomes you through a bright entrance hallway with access to a convenient downstairs WC. The spacious lounge flows effortlessly into a generous dining area, creating a versatile open living space ideal for both everyday family living and entertaining guests. Patio doors from the dining area open directly onto the rear garden, allowing plenty of natural light and creating a seamless indoor–outdoor connection.

The separate kitchen is well appointed with ample worktop space and cabinetry, offering a practical layout for cooking and food preparation. The kitchen also benefits from access to the side passage and dining room, making it ideal for busy households.

Completing the ground floor is an integral garage, providing excellent storage space or potential for conversion into additional living accommodation, subject to the necessary planning permissions.

## First Floor

Upstairs, the property offers four well-proportioned bedrooms, providing flexible accommodation for families, guests, or those working from home. The main bedroom overlooks the rear garden and benefits from its own ensuite shower room, creating a comfortable and private retreat.

The remaining three bedrooms are all well sized and are served by a modern family bathroom, providing convenience for the whole household. The central landing offers easy access to all rooms and enhances the sense of space throughout the first floor.

## Exterior

To the front of the property is a large driveway providing off-street parking for multiple vehicles and access to the integral garage.

The rear garden is a real highlight of the home, featuring a patio area ideal for outdoor dining and entertaining, alongside a well-maintained lawn bordered by mature planting. The garden offers plenty of space for children to play or for relaxing during the warmer months.

## Location

Situated within a quiet and sought-after residential area of Rayleigh, the property benefits from excellent access

to local amenities and transport links. Rayleigh High Street is just a short distance away, offering a wide selection of shops, cafés, restaurants and everyday conveniences.

Rayleigh Station provides direct rail services into London Liverpool Street, making the property ideal for commuters. Families will also appreciate the proximity to well-regarded local schools, parks and green spaces.

With easy road connections to the A127 and A130, this location offers the perfect balance of town convenience and commuter accessibility.

## Room Measurements

Lounge/Diner: 22'4 x 18'9

Kitchen: 18'9 x 7'2

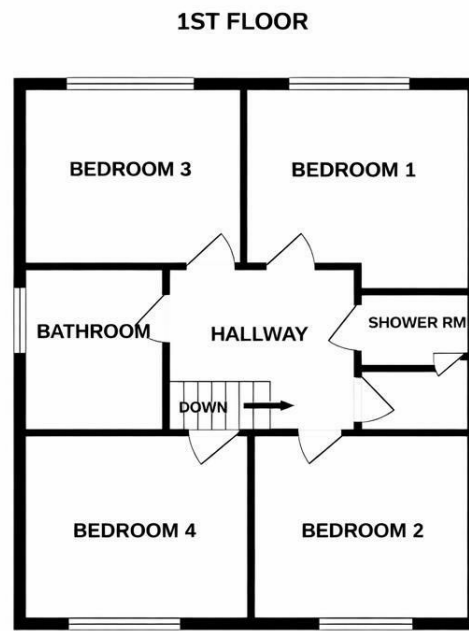
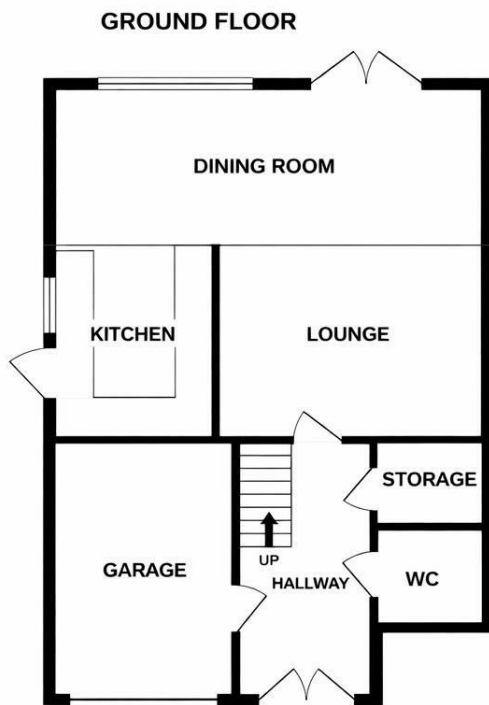
Garage: 16'3 x 8'5

Bedroom One: 11'9 x 10'4

Bedroom Two: 14'1 x 7'1

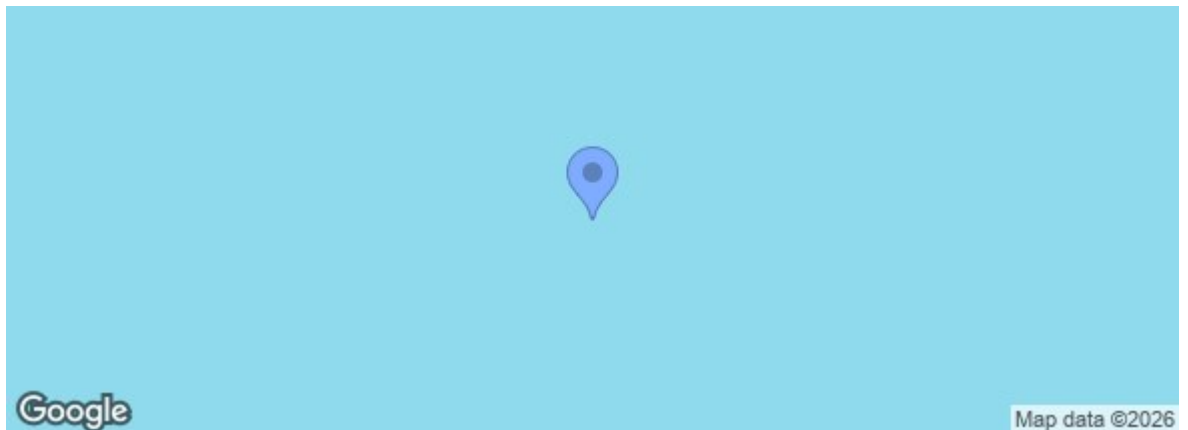
Bedroom Three: 12'8 x 8'5

Bedroom Four: 8'4 x 7'9



Total Floor Area: 1,129 sq ft (approx.)

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not energy efficient - higher running costs			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	
Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions			
(92 plus) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not environmentally friendly - higher CO <sub>2</sub> emissions			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	



Under the Property Misdescriptions Act 1991 we make every effort to ensure our sales details are accurate but they are a general outline and do not constitute any part of an offer or contract. Any services, equipment and fittings have not been tested and no warranty can be given as to their condition. We strongly recommend that all the information provided be verified by your advisors and in particular, measurements required for a specific purpose such as fitted furniture or carpets. Please tell us if you have any problems and members of our branches will help either over the phone or in person. A copy of our complaints procedure is available on request. The details are issued on the strict understanding that any negotiations in respect of the property named herein are conducted through Aspire Estate Agents.