



Rayleigh Avenue | | Leigh-on-Sea | SS9 5DR

Guide Price £625,000

**bear**  
*Estate Agents*

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This impressive detached family home occupies a generous corner plot and offers spacious, contemporary accommodation throughout. Located on Rayleigh Avenue in Leigh-on-Sea, the property is ideally positioned for excellent schools, transport links and a wide range of amenities.

- Detached Family Home on a Large Corner Plot
- Stunning Kitchen/Diner with French Doors
- Large Master Bedroom with Ensuite Shower Room
- Modern Three Piece Family Bathroom
- Off-Street Parking and Side Access
- Bay Fronted Lounge with Log Burner
- Ground Floor Study and WC
- Two Further Double Bedrooms and One Single Bedroom
- Large Rear Garden with Outbuilding/Workshop
- Air-Conditioning, CCTV, Double Glazing and Gas Central Heating





The accommodation begins with a welcoming entrance hall. A bay fronted lounge sits to the front of the property and features a log burner, creating a warm and inviting space. The heart of the home is the stunning kitchen/diner, which benefits from French doors opening onto the rear garden and a courtesy door to the side aspect, ideal for family living and entertaining. A single sliding door leads into a study, while the ground floor also offers an under stair WC and useful storage. Upstairs, the landing provides access to a large master bedroom with space for a super king-sized bed and a modern ensuite shower room. Two further double bedrooms and a single bedroom are served by a contemporary three piece family bathroom, with additional storage throughout. Externally, the home enjoys a large rear garden complete with an outbuilding/workshop, side access and off-street parking. Further benefits include CCTV, air-conditioning to three bedrooms, double glazing and gas central heating.

Situated on Rayleigh Avenue in Leigh-on-Sea, the property falls within catchment of Wyburns Primary School and The Fitzwimarc School. The area offers excellent access to bus links, parks and local amenities, as well as convenient routes to the A127. Rayleigh Train Station, London Southend Airport, Southend Hospital and the city centre are all easily accessible, making this an exceptionally well-connected and desirable family location.

### **Four Bedroom Detached House**

#### **Entrance Hall**

16'11 x 7'0 (5.16m x 2.13m)



### Lounge

13'1 x 12'8 (3.99m x 3.86m)

### Kitchen/Diner

20'1 x 13'3 (6.12m x 4.04m)

### Study

12'8 x 4'8 (3.86m x 1.42m)

### WC

6'9 x 2'6 (2.06m x 0.76m)

### Landing

### Bedroom One

12'10 x 12'7 (3.91m x 3.84m)

### Ensuite

6'9 x 3'9 (2.06m x 1.14m)

### Bedroom Two

10'11 x 10'8 (3.33m x 3.25m)

### Bedroom Three

12'3 x 8'11 (3.73m x 2.72m)

### Bedroom Four

9'1 x 7'2 (2.77m x 2.18m)

### Three Piece Bathroom

7'10 x 5'5 (2.39m x 1.65m)

### Storage

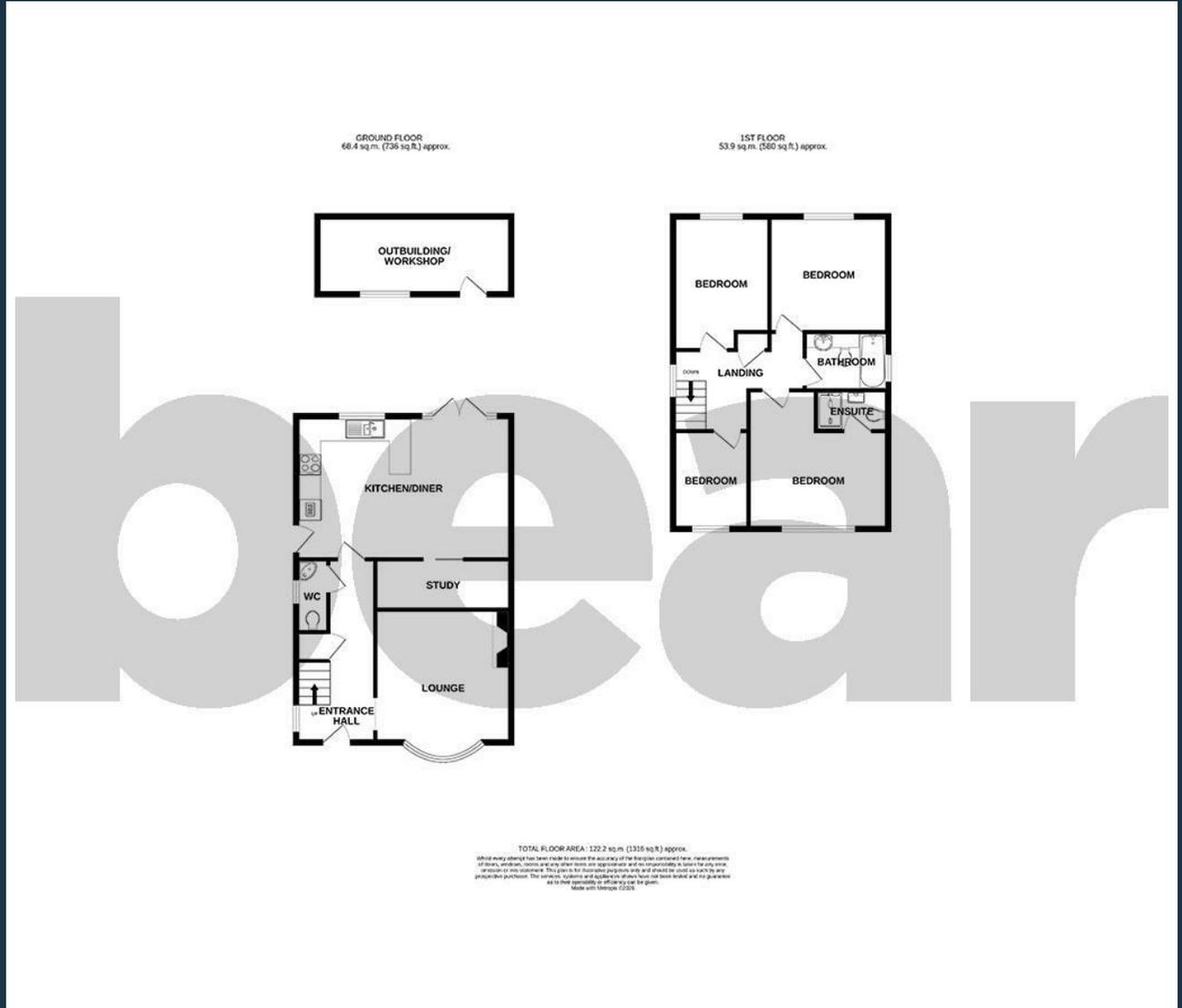
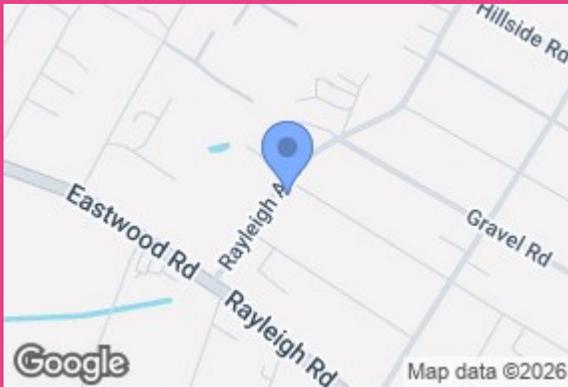
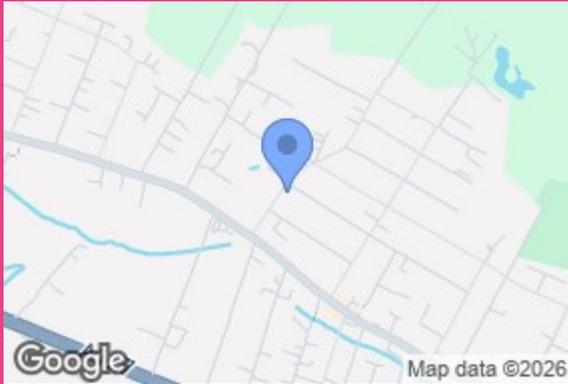
### Garden

### Outbuilding/Workshop

18'1 x 7'2 (5.51m x 2.18m)

### Off-Street Parking





Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E		46	
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

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