

bear

Estate Agents



* £575,000- £600,000 * Situated on the tree lined Rayleigh Road in the sought after town of Hadleigh, Essex, this beautifully presented semi-detached cottage perfectly combines character with contemporary family living. Thoughtfully extended to the rear, the property offers generous and versatile accommodation throughout. Upon entering, you'll find two inviting reception rooms, providing flexible spaces for both relaxing and entertaining. The standout feature of the home is the impressive open-plan kitchen family room, creating the perfect hub for modern family life, complemented by a separate utility room and a convenient ground floor WC. Upstairs, there are three good sized bedrooms, each offering comfortable and peaceful accommodation. There is an excellent space in the garage that the vendor currently uses as an office, providing an ideal workspace for those working remotely or seeking a dedicated study. Outside, the beautifully maintained rear garden enjoys a high degree of privacy, with no overlooking neighbours, and features an attractive raised patio area—perfect for al fresco dining, entertaining guests, or simply unwinding during the warmer months. To the front, the property benefits from an extensive, newly installed driveway providing off-street parking for up to five vehicles. Offering a wonderful balance of charm, space and practicality in a highly desirable location, this exceptional home is perfectly suited to modern family living. Early viewing is highly recommended to fully appreciate everything this delightful property has to offer.

- Beautiful character semi detached home
- Three good sized bedrooms
- Upstairs shower room and downstairs WC
- Newly blocked paved driveway for up to five vehicles
- Short drive to both Benfleet and Rayleigh Train Stations
- Stunning unoverlooked garden
- Impressive kitchen family room with separate utility room
- Bay fronted lounge, dining room and a garage currently used as an office
- Stones throw from Virgin Active Leisure Centre that has recently undergone multi million pound refurbishment
- Thundersley Primary School catchment

Rayleigh Road

Benfleet

£575,000

Price Guide



Rayleigh Road



Frontage

Block paved driveway offering parking for up to five vehicles, side access to the rear garden, access to the garage currently used as an office, access to:

Entrance Hallway

9'4" x 6'0"

Smooth ceiling with a pendant light, wooden stained glass leadlight front door, understairs storage, two column radiator, parquet flooring, access to:

Bay Fronted Lounge

14'8" into the bay x 12'0"

Smooth coved ceiling with a pendant light, three-column radiator, feature fireplace with a tiled and wooden surround, double glazed wooden sash windows to the front bay, parquet flooring.

Dining Room

12'9" x 12'0"

Smooth coved ceiling with a pendant light, double glazed wooden sash window to the side, feature fireplace opening, carpeted stairs rising to the first floor landing, four-column radiator, parquet flooring, door to:

Kitchen Family Room

18'5" x 12'5" max

Kitchen Area:

Kitchen comprising of; wall and base level units with a quartz worktop, space for a range cooker, built-in extractor fan, tiled splashback, integrated dishwasher, inset ceramic sink with draining grooves, quartz upstands, integrated fridge, display cabinets, built-in shelving, breakfast bar area, tiled flooring, double glazed roof (self cleaning), aluminum double glazed bi-folding doors to the rear opening out onto the garden, two double glazed bi-folding doors to the side leading to the side elevation, wall lights, door to:

Utility Room

8'1" x 7'0" > 3'4"

Smooth ceiling with inset spotlights, double glazed window to the rear, loft access to a storage area, double glazed wooden door to the side leading out to the garden, two-column vertical radiator, tiled flooring, door to:

Downstairs WC

3'6" x 3'2"

Smooth ceiling with a pendant light, obscured double glazed window to the rear, corner wall hung wash basin with a tiled splashback, low-level WC, tiled flooring.

Garage (Used as an Office)

7'10" x 7'5"

Smooth vaulted ceiling with inset spotlights, feature wood panelled wall, crittal style double glazed door with an adjacent double glazed window, cupboard housing a wall mounted combination boiler, tiled flooring.

First Floor Landing

20'9" x 4'11"

Smooth ceiling with a pendant light, loft hatch (huge loft which is mostly boarded and fully insulated), understairs storage cupboard, built-in shelving, original wooden floorboards.

Bedroom One

12'2" x 12'11" max

Smooth ceiling with a pendant light, picture rails, double glazed wooden sash window to the front overlooking the driveway, four-column radiator, original wooden floorboards.

Bedroom Two

10'1" x 9'10"

Smooth ceiling with a pendant light, double glazed wooden sash window to the rear overlooking the garden, radiator, storage cupboard, original wooden floorboards.

Bedroom Three

12'11" x 6'9" max

Smooth ceiling with a pendant light, double glazed wooden sash window to the side, radiator, original wooden floorboards.

Shower Room

5'9" x 5'1"

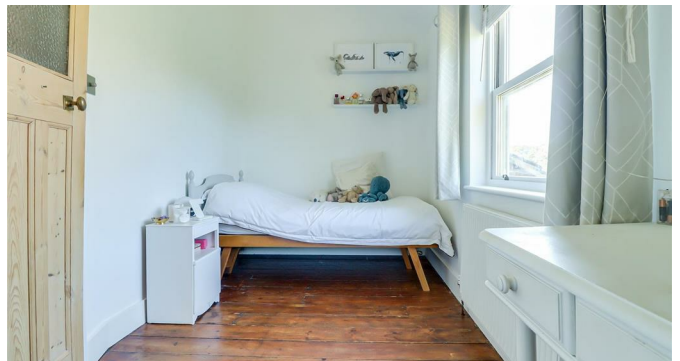
Smooth ceiling with inset spotlights, extractor fan, double walk-in shower with a rainfall head and shower hose, inset shelf, wall hung vanity unit wash basin, low-level WC, obscured double glazed sash window to the side, fully tiled walls, tiled flooring, wall hung two-column radiator.

West Facing Rear Garden

Commences with a raised patio area with the remainder laid to lawn, established tree and shrub boundaries, side access to the front driveway, outside tap, outside lighting, three garden sheds.

Agents Notes:

Council tax band: C



Floor Plan



Area Map



Viewing

Please contact our Leigh-on-Sea Office on 01702 887 496 if you wish to arrange a viewing appointment for this property or require further information.

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

1336 London Road, Leigh-on-Sea, Essex, SS9 2UH

Office: 01702 887 496 los@bearestateagents.co.uk <http://www.bearestateagents.co.uk/>

Energy Efficiency Graph

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