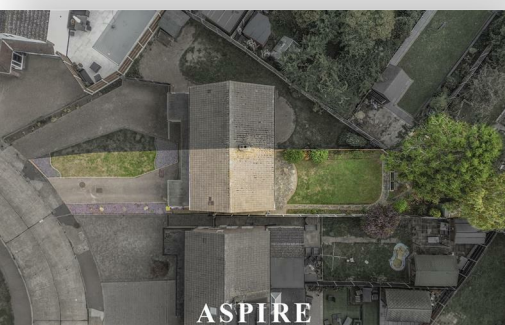
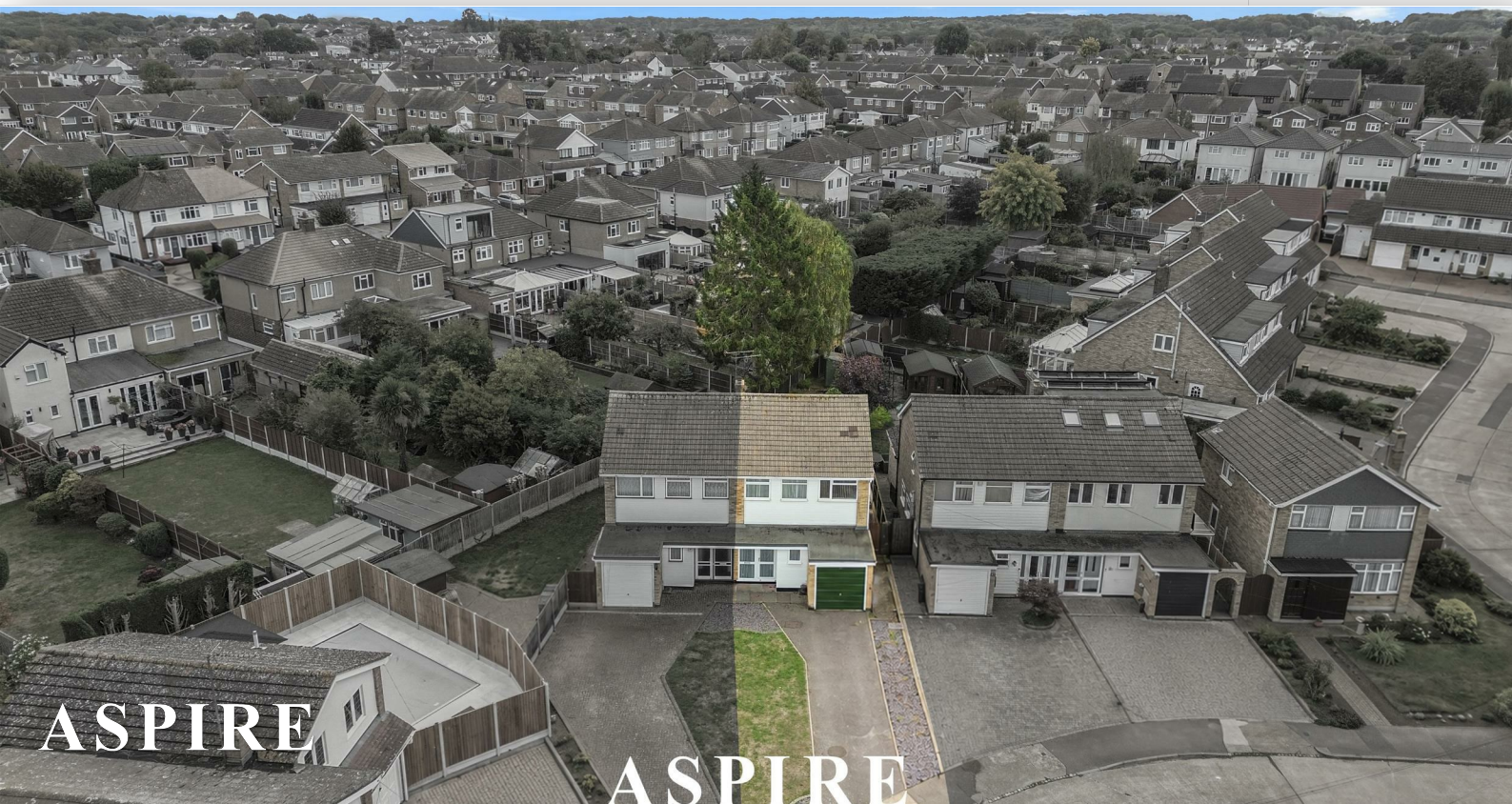


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today on 01268 777400**



The Paddocks, Rayleigh Offers in the region of £400,000

THREE-BEDROOM FAMILY HOME WITH SOUTHERLY FACING GARDEN – NO ONWARD CHAIN!

Ideally located within a short walk of Fitzwimarc, Edward Francis and Grovewood Schools, this three-bedroom family home offers excellent potential to extend or convert the loft (subject to planning permission).

The property benefits from a driveway providing off-street parking for 2–3 vehicles, an integral garage and a welcoming entrance hallway with ground floor cloakroom.

The spacious living room features a gas fireplace and opens into a separate dining area with sliding patio doors overlooking the rear garden. The fitted kitchen offers a range of wall and base units, an integrated oven, gas hob and space for additional appliances.

Upstairs, there are three bedrooms, two overlooking the rear garden, together with a generous four-piece family bathroom comprising a bath, separate shower cubicle, washbasin and WC.

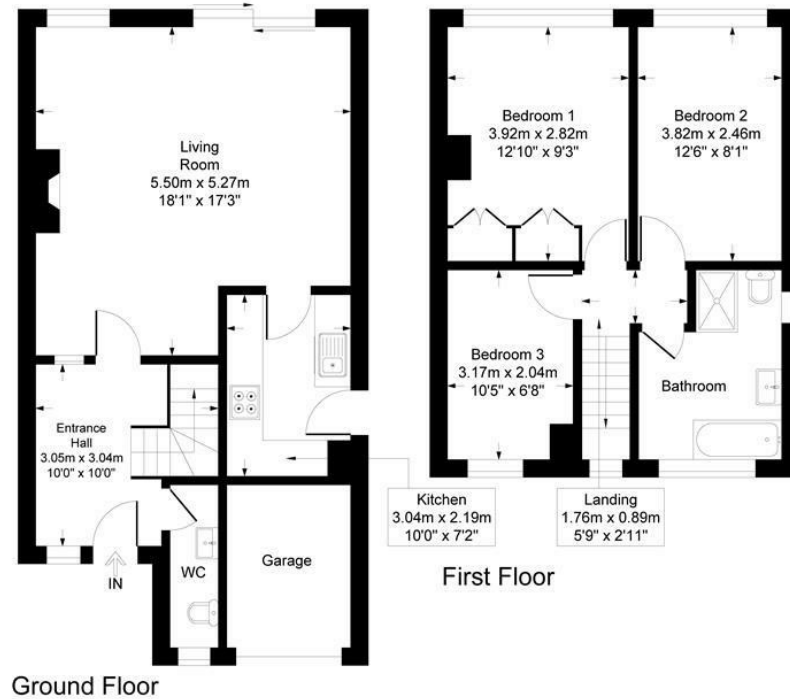
Externally, the established southerly facing rear garden features a central lawn, mature shrub and flower borders, a garden shed and gated side access leading to the front driveway.

Further benefits include double glazing, a modern Worcester Bosch combi boiler and no onward chain, making this an appealing opportunity for families and buyers looking to personalise or improve a home to suit their needs.

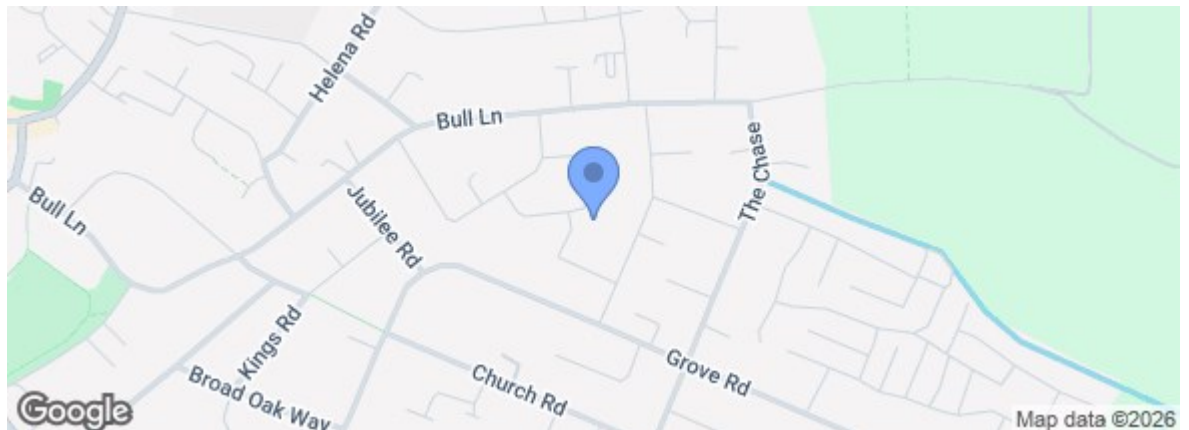
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Approximate Gross Internal Floor Area = 85.0 sq m / 915 sq ft
(Excluding Garage)



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			



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.