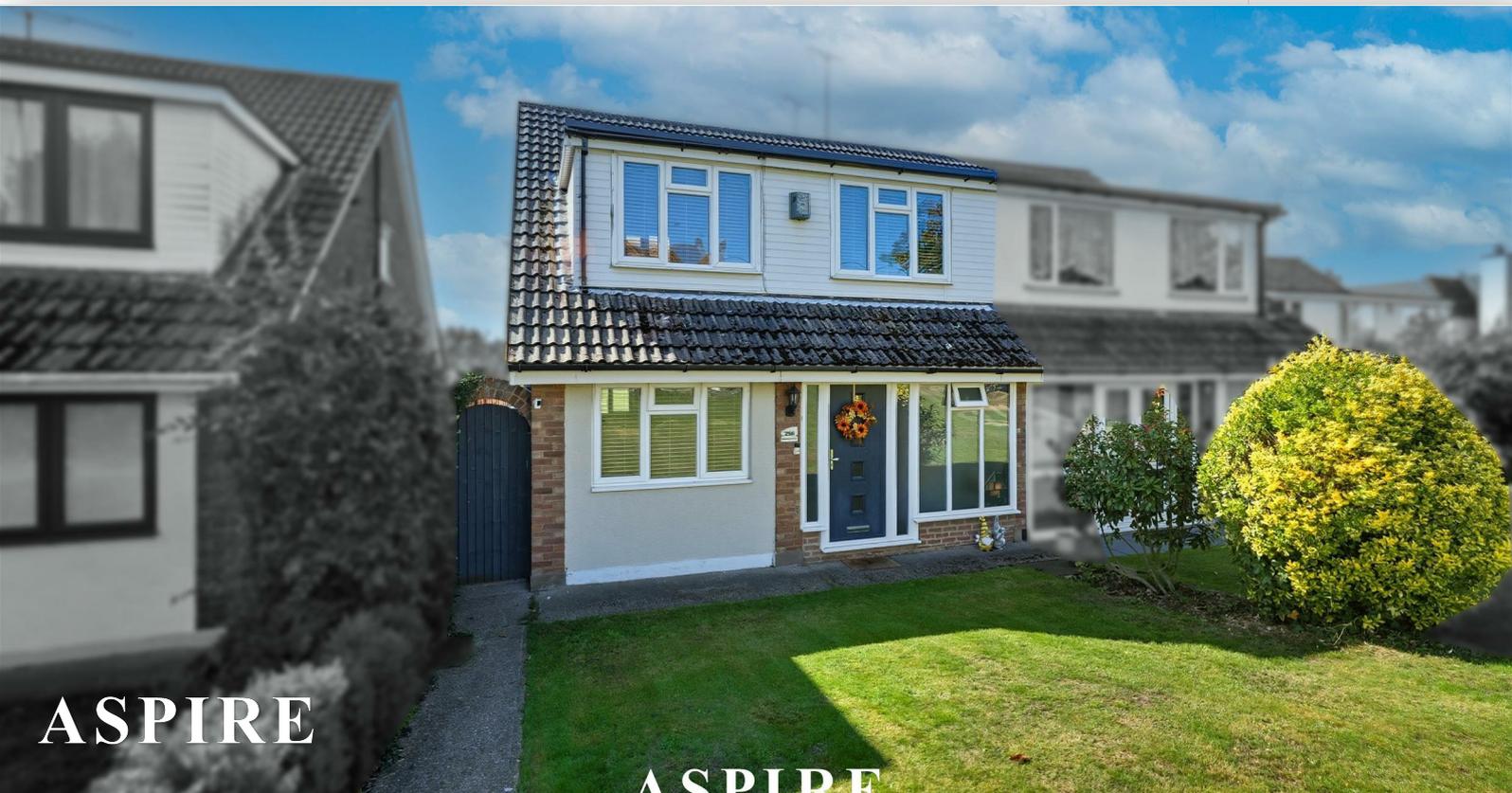


To arrange a viewing contact us
today on 01268 777400



Eastwood Road, Rayleigh Asking price £525,000

Aspire Estate Agents are delighted to present this beautifully refurbished four-bedroom semi-detached family home, perfectly positioned in a sought-after location. The property falls within the catchment areas for both Wyburns Primary School and The FitzWimarc School, making it an excellent choice for families.

With superb transport links nearby, the home offers easy access to the A127, reliable bus connections, and is conveniently located close to Rayleigh Station (1.4 miles), Hockley Station (2.2 miles), and Leigh-on-Sea Station (2.6 miles)—ideal for commuting.

For outdoor leisure, Grove Woods and Grove Wood Playing Fields are just a short stroll away, providing open green spaces for recreation and relaxation.

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Accommodation Comprises:

Entrance Porch

Hallway

Ground Floor Cloakroom

Lounge – 16'6" x 11'4" (5.03m x 3.45m)

Dining Room – 15'0" x 8'7" (4.57m x 2.62m)

Kitchen – 17'3" x 7'4" (5.26m x 2.24m)

Conservatory – 11'5" x 7'8" (3.48m x 2.34m)

Bedroom One – 12'4" x 8'0" (3.76m x 2.44m)

Bedroom Two – 9'0" x 8'10" (2.74m x 2.69m)

Bedroom Three – 9'6" x 7'4" (2.90m x 2.24m)

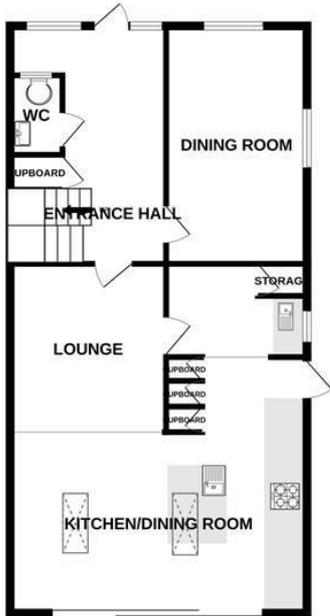
Bedroom Four – 9'5" x 9'4" (2.87m x 2.84m)

Bathroom – 8'8" x 5'9" (2.64m x 1.75m)

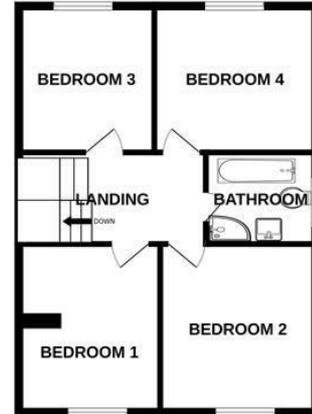
Rear Garden

Detached Garage

GROUND FLOOR
978 sq.ft. (90.9 sq.m.) approx.



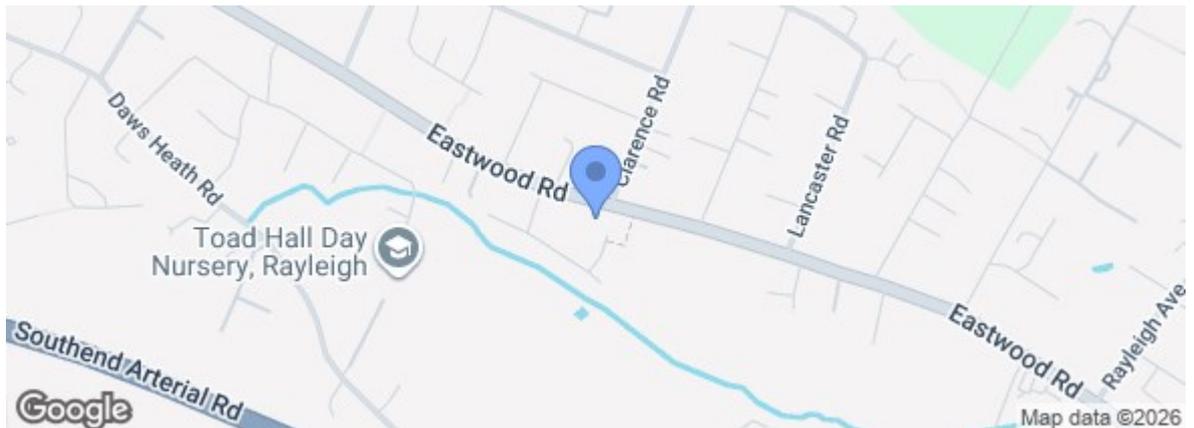
1ST FLOOR
547 sq.ft. (50.8 sq.m.) approx.



TOTAL FLOOR AREA: 1526 sq.ft. (141.7 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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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.