

**To arrange a viewing contact us
today on 01268 777400**



Willingale Avenue, Rayleigh £350,000

A beautifully presented and recently renovated two-bedroom semi-detached bungalow, offering an exceptional opportunity for first-time buyers, small families or those seeking an elegant bolt-hole with nothing to do but simply move in and enjoy!

This stylish and contemporary home has been thoughtfully enhanced throughout to create a seamless blend of modern design and everyday comfort.

The accommodation is arranged around a bright and inviting reception room, perfectly suited for both relaxing and entertaining. The contemporary fitted kitchen has been finished to a modern standard and complements the home's crisp, on trend aesthetic. Two well-proportioned bedrooms provide versatile living space, ideal for a growing family, guest accommodation or a home office. A sleek and modern bathroom completes the internal layout.

Externally, the property benefits from off-street parking and a garage with power and lighting, offering excellent practicality and secure storage.

This property represents a superb first purchase for buyers seeking a stress-free move with no renovation required, while also appealing to downsizers or those in search of a low-maintenance retreat in a desirable setting. Ideally positioned within walking distance of Rayleigh mainline train station, and close to local schools and Rayleigh town centre.

****Offers in excess of £350,000****

Kitchen

13'1" x 5'1" (4.01 x 1.56)

Lounge/Diner

15'11" x 10'5" (4.86 x 3.20)

Bedroom One

13'2" x 8'9" (4.02 x 2.68)

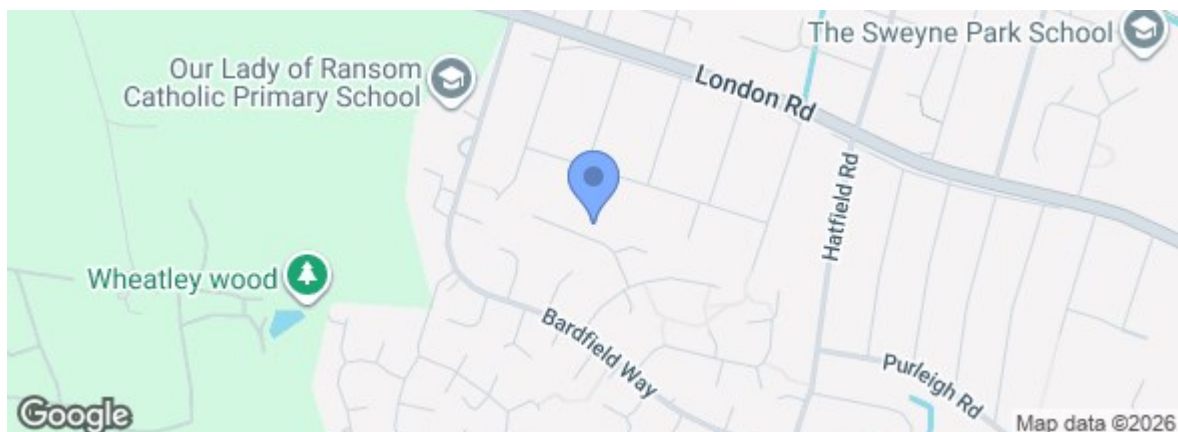
Bedroom Two

8'10" x 6'11" (2.70 x 2.11)



Total Approximate Floor Area
478.88 sq. ft
(44.49 sq. m)

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			90
(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	



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