

To arrange a viewing contact us  
today on 01268 777400



ASPIRE

ASPIRE



ASPIRE



ASPIRE



ASPIRE



ASPIRE

**Exmouth Drive, Rayleigh Offers over £415,000 To £450,000**

- **THREE BEDROOM SEMI DETACHED HOUSE**
- **FIRST FLOOR BATHROOM**
- **LOUNGE WITH TWO BAY WINDOWS**
- **AMPLE OFF STREET PARKING**
- **CLOSE TO LOCAL SHOPS AND AMENITIES**
- **GROUND FLOOR BATHROOM**
- **OFFICE**
- **SPACIOUS KITCHEN/DINER**
- **GARAGE**
- **CLOSE TO RAYLEIGH TRAIN STATION**

[www.aspireestateagents.co.uk](http://www.aspireestateagents.co.uk)

This beautifully presented family home offers spacious and versatile accommodation across two floors, ideal for modern living. The ground floor welcomes you with a generously sized entrance hallway, setting the tone for the rest of the property. To the front, a well-proportioned lounge with two bay windows provides a bright and airy space for relaxing or entertaining, enhanced by natural light and generous dimensions. A stylish family bathroom is conveniently located on the ground floor, alongside a dedicated home office/study—perfect for remote working or quiet reading. At the rear of the property, the contemporary kitchen/dining room is the true heart of the home. It features an extensive range of fitted units and high-quality integrated appliances including two ovens, a gas hob, fridge/freezer, dishwasher, and washing machine. French doors open directly onto the garden, seamlessly blending indoor and outdoor living. On the first floor you will find three generous sized bedrooms and another family bathroom.

Guide Price £425,000 to £450,000. This beautifully presented family home offers spacious and versatile accommodation across two floors, ideal for modern living. The ground floor welcomes you with a generously sized entrance hallway, setting the tone for the rest of the property. To the front, a well-proportioned lounge with two bay windows provides a bright and airy space for relaxing or entertaining, enhanced by natural light and generous dimensions. A stylish family bathroom is conveniently located on the ground floor, alongside a dedicated home office/study—perfect for remote working or quiet reading. At the rear of the property, the contemporary kitchen/dining room is the true heart of the home. It features an extensive range of fitted units and high-quality integrated appliances including two ovens, a gas hob, fridge/freezer, dishwasher, and washing machine. French doors open directly onto the garden, seamlessly blending indoor and outdoor living. On the first floor you will find three generous sized bedrooms and another family bathroom.

#### Exterior

The property enjoys excellent kerb appeal, with a large private driveway to the front providing ample off-street parking. A gated side access leads to the detached garage and a beautifully landscaped rear garden. This outdoor space is both private and low-maintenance, with a paved patio ideal for al fresco dining, and the remainder laid to lawn, framed by mature borders—perfect for relaxing, entertaining, or family play.

#### Location

Perfectly positioned for commuters and families alike, the home is within easy walking distance of Rayleigh Railway Station, offering direct links to London Liverpool Street. Road access is also excellent, with the A127, A13, and A12 all nearby.

The property is well served by local bus routes, highly regarded schools, and an array of amenities, including shops, supermarkets, parks, and the nearby golf club—all within easy reach.

Viewing is highly recommended to fully appreciate the size, layout, and lifestyle this fantastic home has to offer.

#### Room Measurements

##### Ground Floor

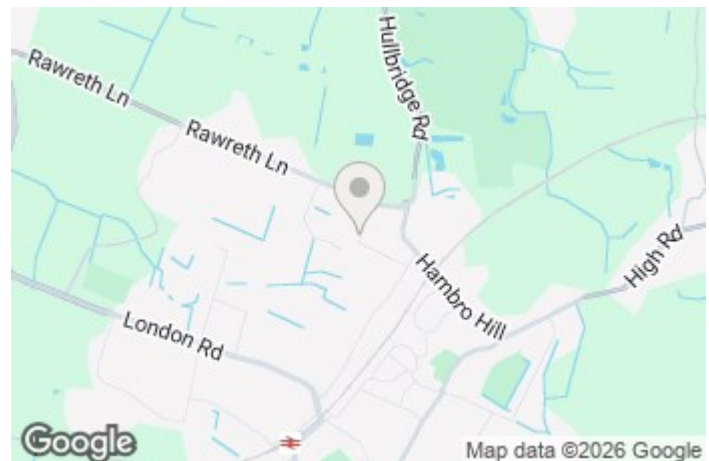
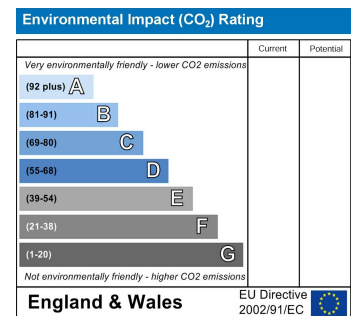
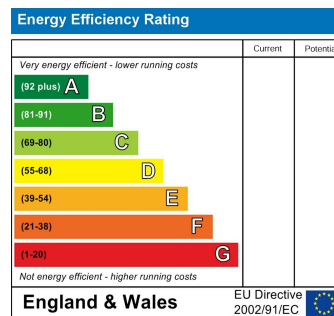
Entrance Hallway: 8'8" x 4'4" (2.64m x 1.32m)  
 Lounge: 19'9" x 19'1" (6.02m x 5.82m)  
 Study: 8'6" x 5'1" (2.59m x 1.55m)  
 Kitchen/Diner: 10'3" x 19'0" (3.12m x 5.79m)  
 Bathroom: 5'5" x 7'3" (1.65m x 2.21m)

##### First Floor

Bedroom One: 15'0" x 9'3" (4.57m x 2.82m)  
 En Suite: 10'1" x 5'5" (3.07m x 1.65m)  
 Bedroom Two: 12'2" x 9'5" (3.71m x 2.87m)  
 Bedroom Three: 9'3" x 9'3" (2.82m x 2.82m)

##### Exterior

Garden: 46'3" x 27'8" (14.10m x 8.43m)



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.