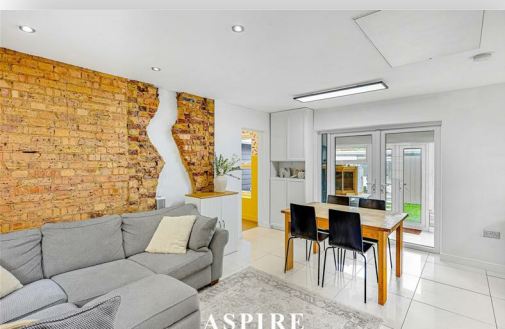


To arrange a viewing contact us
today on 01268 777400



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Philbrick Crescent, Rayleigh Guide price £475,000

****GUIDE PRICE 475,000 - 500,000****

We are delighted to present this beautifully appointed detached bungalow, ideally situated in a sought-after residential location. Thoughtfully designed with a sleek, contemporary aesthetic, the property centres around an impressive open-plan lounge and dining area, perfectly complemented by a stylish modern kitchen, and a striking vaulted entrance hall featuring a statement lantern ceiling and bespoke fitted storage.

The accommodation is both generous and versatile, offering three well-proportioned bedrooms alongside a dedicated playroom, which has the potential to be utilised as a fourth double bedroom or an additional office, providing excellent flexibility for family life and home working alike. The property further benefits from a family bathroom and a separate shower room, with the added comfort of underfloor heating throughout the bungalow.

Externally, the home continues to impress with a substantial block-paved driveway to the front and a beautifully landscaped, low-maintenance rear garden that is unoverlooked and enjoys a sunny aspect throughout the day. The garden features a spacious patio area, a manicured lawn, and a stunning modern lodge, currently used as a luxurious office and entertainment space complete with kitchen facilities. There is also a separate area for a gym, making this the ultimate man cave or teenage entertaining space.

Location-wise, this property could not be better. A selection of well-regarded schools are nearby, while easy access to the station, main bus routes, and the high street further enhances everyday family convenience. You are also close to green spaces and recreation, with Rayleigh Mount and King George V Playing Fields both nearby.

www.aspireestateagents.co.uk

Lounge/Diner:

15'11" x 11'8" (4.85m x 3.56m)

Kitchen:

8'9" x 8'7" (2.67m x 2.62m)

Conservatory:

11'8" x 7'3" (3.56m x 2.21m)

Bedroom 1

11'5" x 11'3" (3.48m x 3.43m)

Bedroom 2:

1'8" x 8'8" (0.51m x 2.64m)

Bedroom 3:

9'8" x 8'8" (2.95m x 2.64m)

Bathroom:

8'9" x 7'4" (2.67m x 2.24m)

Shower Room:

7'5" x 4'9 (2.26m x 1.45m)

Play Room:

8'9" x 8'8" (2.67m x 2.64m)

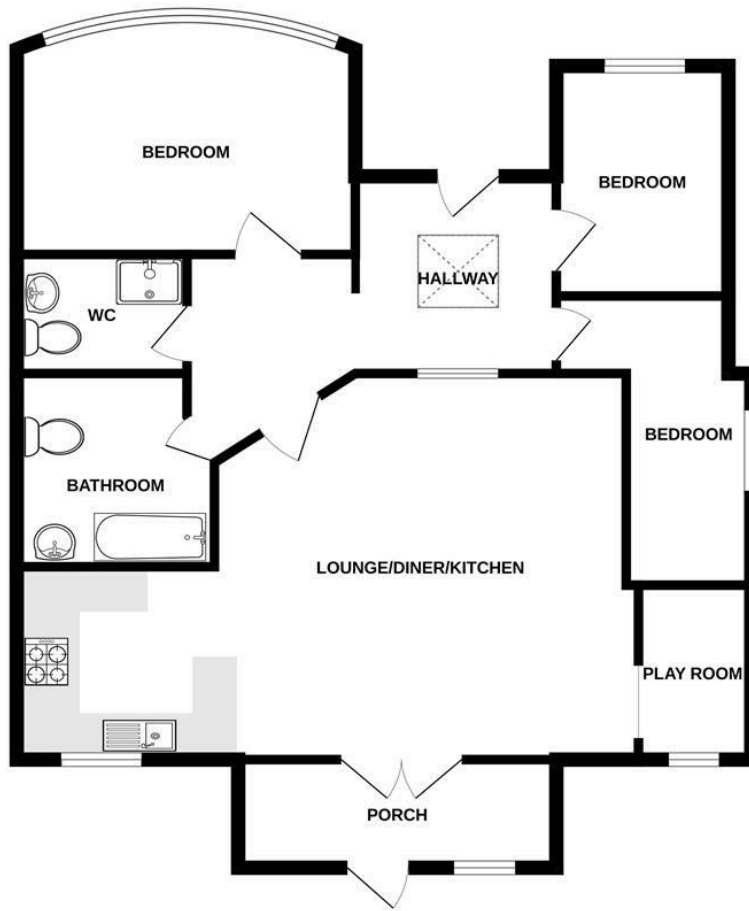
Office

9'1" x 5'6" (2.77m x 1.68m)

Gym/luxury office (outbuilding):

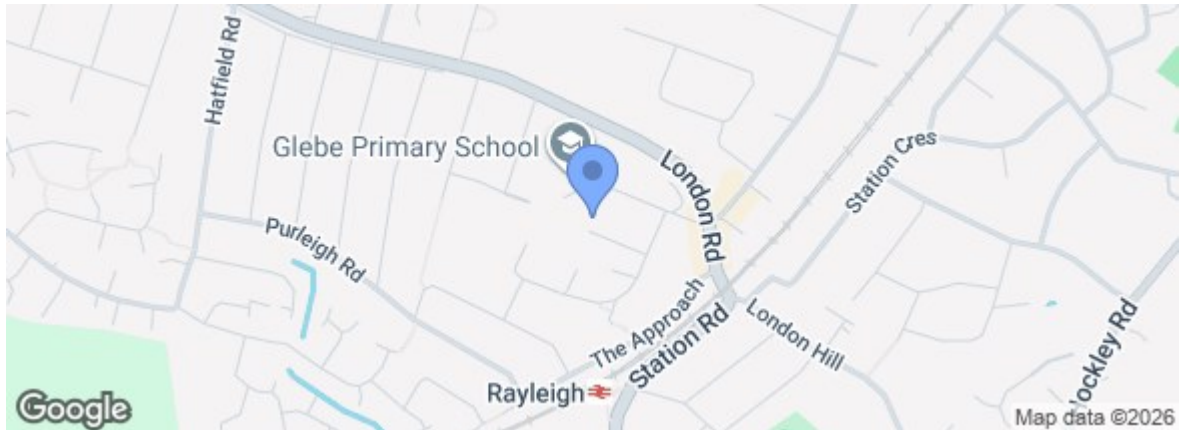
16'6" x 9'2" (5.03m x 2.79m)

GROUND FLOOR



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.