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Station Avenue, Rayleigh Guide price £450,000

Guide Price £450,000–£475,000

A beautifully presented and thoughtfully extended three-bedroom detached family home situated on the highly sought-after Station Avenue in Rayleigh. Offering generous living space, a contemporary kitchen/diner, impressive rear extension, substantial private garden, garage and off-street parking, this superb home is also ideally positioned within walking distance of Rayleigh Railway Station and High Street.

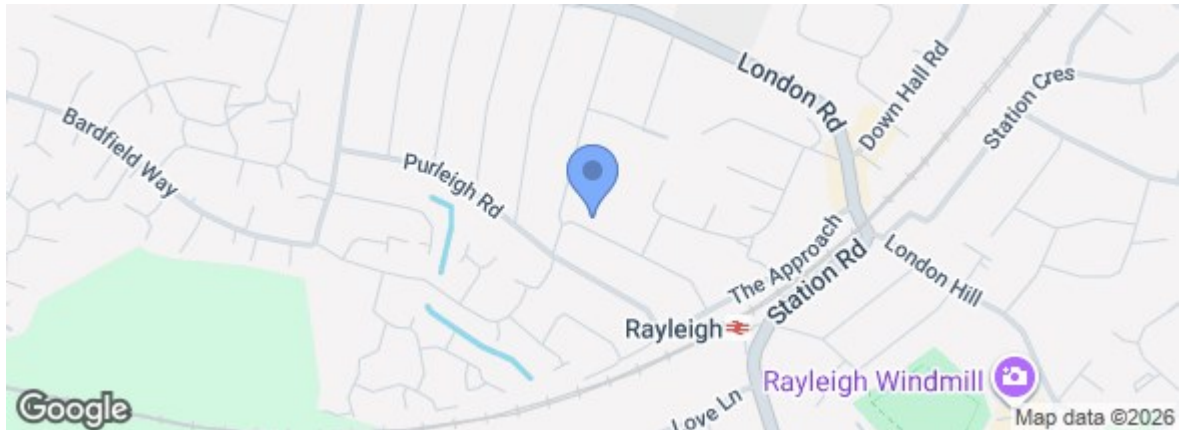
Guide Price £450,000–£475,000	Location
Situated on the ever-popular Station Avenue in Rayleigh, this beautifully presented and thoughtfully extended three-bedroom detached family home offers generous and versatile living accommodation, excellent off-street parking and a superb location for families and commuters alike.	Station Avenue is a highly sought-after residential road, ideally positioned within easy walking distance of Rayleigh Railway Station, providing direct services into London Liverpool Street and making the property particularly convenient for commuters.
The property is entered via a spacious and welcoming entrance hallway, with the added convenience of a ground-floor W.C.	Rayleigh High Street is also within easy reach, offering an excellent selection of independent shops, cafés, restaurants, supermarkets and everyday amenities. The town further benefits from leisure facilities, a library and excellent road connections via the A127 and A130.
At the rear of the home is an impressive L-shaped kitchen/diner, fitted with a comprehensive range of contemporary units providing excellent cupboard and worktop space. Integrated NEFF appliances include an oven, hob and microwave, with a washing machine also incorporated. The open-plan arrangement creates a sociable and practical setting for everyday family life and dining.	Families are well catered for, with a number of popular schools within the surrounding area, including Rayleigh Primary School, Grove Wood Primary School, Edward Francis Primary School and Sweyne Park School. Parks, recreational facilities and open green spaces are also conveniently located nearby.
Flowing seamlessly from the kitchen/diner is the superb rear extension, creating an additional reception and entertaining space that significantly enhances the ground-floor accommodation. Beautifully presented and flooded with natural light from two skylights, this versatile area enjoys attractive views across the rear garden and provides the perfect setting for entertaining family and friends.	Combining generous living space, a superb rear extension, excellent parking and a substantial private garden with a highly convenient Rayleigh location, this attractive detached home offers an excellent opportunity for families looking for a property they can enjoy for years to come.
A generously proportioned separate lounge completes the ground floor, offering a comfortable and inviting space in which to relax.	Room Dimensions
To the first floor are three well-proportioned bedrooms together with a stylish family bathroom, with the accommodation throughout presented to an excellent standard.	L-Shaped Kitchen/Diner 4.17m x 4.76m (13'8" x 15'7")
Outside, the property continues to impress. To the front, a driveway provides convenient off-street parking, while the garage benefits from power and lighting.	Lounge 3.40m x 4.83m (11'2" x 15'10")
The substantial mature rear garden is a particular highlight of the home. Beautifully established, wonderfully private and enjoying plenty of sunshine, it provides an idyllic setting for outdoor dining, entertaining and family enjoyment. A summer house with power and lighting adds further versatility and could make an ideal home office, hobby room, studio or peaceful garden retreat.	Bedroom One 3.38m x 4.83m (11'1" x 15'10")
	Bedroom Two 3.30m x 2.18m (10'10" x 7'2")
	Bedroom Three 3.30m x 2.54m (10'10" x 8'4")
	Garage Up-and-over door with power and lighting.
	Summer House With power and lighting.

40B Station Avenue

Approximate Gross Internal Floor Area = 111.9 sq m / 1204 sq ft
(Including Garage)
Garage = 11.7 sq m / 126 sq ft



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		



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