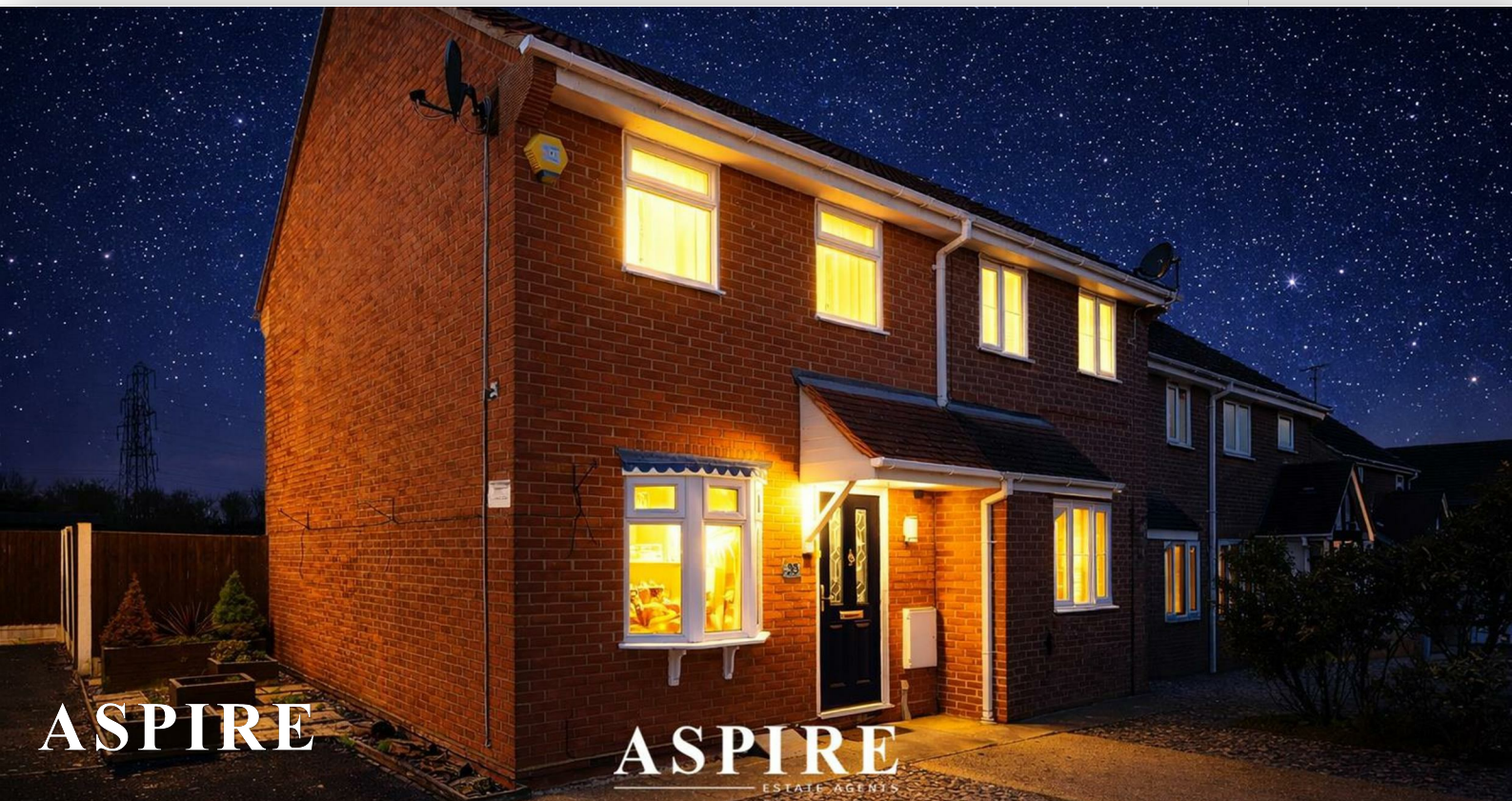


*To arrange a viewing contact us
today on 01268 777400*



Polstead Close, Rayleigh Offers in excess of £325,000

A well-presented two-bedroom home situated in a quiet cul-de-sac on Polstead Close, Rayleigh, offering a fantastic opportunity for first-time buyers, downsizers or investors alike.

The ground floor features a bright and spacious living room with a bay window, providing plenty of natural light and a welcoming feel. To the rear, the modern fitted kitchen offers ample storage and worktop space, with direct access to the garden, making it ideal for both everyday living and entertaining.

Upstairs, the property comprises two well-proportioned bedrooms, both offering comfortable accommodation, along with a family bathroom. The layout is practical and well-balanced, making the most of the available space.

Externally, the property benefits from a generous rear garden, mainly laid to lawn with a patio area, perfect for outdoor dining and relaxation. There is also the added benefit of off-street parking.

Ideally located, the property is within easy reach of Rayleigh train station, providing direct links into London Liverpool Street, as well as a range of local schools, shops and amenities, making it perfectly positioned for commuters and families alike.

This is a great opportunity to secure a well-located home with strong potential in a popular residential area.

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Ground Floor

Kitchen: 4.07m x 2.57m (13'4" x 8'5")

Living Room: 4.51m x 3.12m (14'10" x 10'3")

First Floor

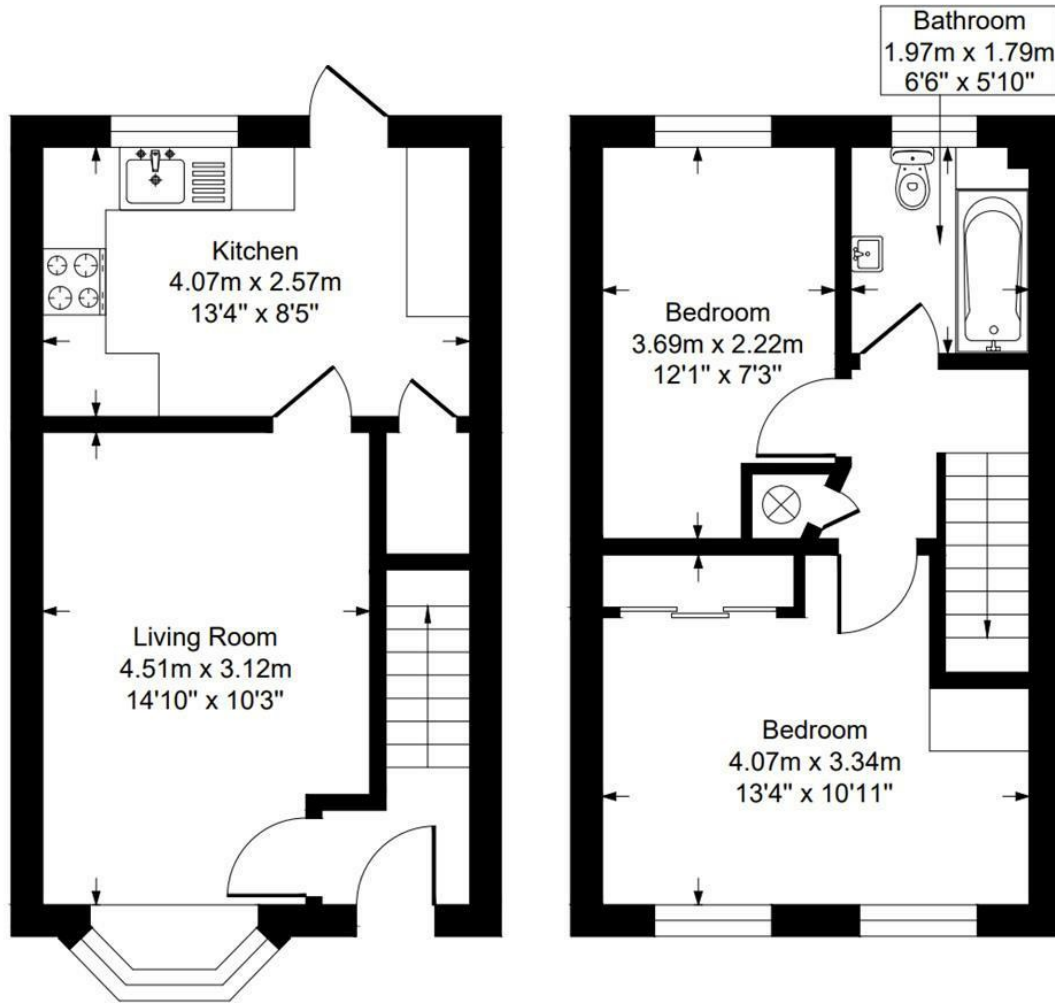
Bedroom One: 4.07m x 3.34m (13'4" x 10'11")

Bedroom Two: 3.69m x 2.22m (12'1" x 7'3")

Bathroom: 1.97m x 1.79m (6'6" x 5'10")

Polstead Close

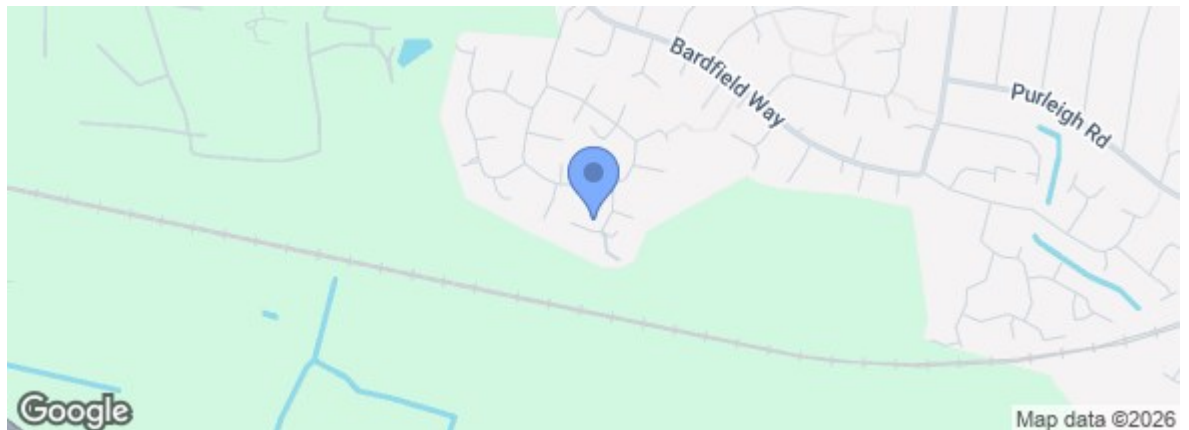
Approximate Gross Internal Floor Area = 59.6 sq m / 642 sq ft



Ground Floor

First Floor

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.