To arrange a viewing contact us today on 01268 777400

ASPIRE
ESTATE AGENTS











London Hill, Rayleigh Guide price £900,000

- Call Aspire Estate Agents To Book In A Viewing
- Complete Onward Chain
- Close To The Station
- Fully Detached
- Loft Room With Wet Room
- Six Double Bedrooms, Four Bedrooms
- Off Street Parking For Six Vehicles
- Open Plan Living Space
- Close To The Highstreet
- 140 'ft Private Rear Garden

Aspire Estate Agents are delighted to present this impeccably crafted Six-bedroom detached family residence, situated within close proximity to Rayleigh High Street and Rayleigh Train Station. Boasting meticulous attention to detail, this stunning property spans three floors, offering spacious accommodation. Highlights include a vast open-plan lounge/kitchen/diner measuring 25'8 x 19'7, a downstairs WC, separate lounge, garage with integral access, utility room, four bathrooms, and five bedrooms, including two en-suites. Externally, the property features off-street parking for six vehicles and a charming 140-foot secluded rear garden. Internal viewings are highly recommended to fully appreciate the quality of this home. Guide price £900,000 to £950,000

Council Tax Band - C
Tenure - Freehold
EPC : B

Frontage - Resign drive providing off street parking for six vehicles, side access and access to the garage.

Main Hallway - Laminate floor, stairs to first floor with storage cupboard below, smooth ceilings with two pendant ceiling lights and power points.

Lounge - 3.96mx 3.00m (12'11"x 9'10") - Carpeted throughout, double glazed window to front aspect, wall mounted radiator., smooth ceilings, pendant ceiling light and power points.

Downstairs Wc - Laminate flooring, fully tiled to one wall, Half tiled to remaining walls, Duravit suite comprising white wall hung basin with chrome mixer tap and wall mounted WC, Extractor fan, smooth ceilings with in set centre ceiling spotlight.

Open Plan Living Space/Kitchen - 7.80m x 5.99m (25'7 x 19'8) - Laminate floor with under floor heating , bi-folding doors and single door leading to the rear garden. Smooth ceilings with in set centre ceiling spotlights, pendant lighting, radiator, power points. The kitchen area comprises of fitted with high gloss soft close units to both eye and base level. Quartz worktops incorporating central island unit with storage below, and wine cooler. Inset sink unit, lighting above, Inset single oven with separate microwave above. Inset four ring gas hob , extractor fan above, Integrated dishwasher and fridge freezer.

Utility Room - 3.00m x 2.13m (9'10" x 7') - Range of eye and base level units, rolltop work surfaces incorporating a stainless steel sink with draining board , space for white goods, power points, radiator and potential for storage.

First Floor Landing - Carpeted throughout ,smooth ceilings with in set centre ceiling lights, walk in storage cupboard also housing gas central heating boiler, stairs to second floor and doors leading to:

Bedroom Two - 5.00m x 3.05m (16'5 x 10) - Carpeted throughout, double-glazed sliding doors leading to balcony, smooth ceilings with fan ceiling light, power points, wall mounted radiator. Door to:

En-Suite Shower Room - Tiled floors throughout with tiled surrounds, Duravit contemporary three piece suite comprising double fully tiled shower enclosure with rain fall shower head and hand held mixer tap, vanity sink unit. wall mounted WC, shaver point., wall mounted heated towel rail, smooth ceilings with in set centre ceiling spotlights and extractor.

Bedroom Three - 4.14m x 3.71m (13'7 x 12'2) - Carpeted, double glazed window to front aspect, smooth ceiling, pendant ceiling light, wall mounted radiator and power points,

Bedroom Four - 5.23m x 3.35m (17'2 x 11) - Carpeted, double glazed window to rear smooth ceiling, fan ceiling light, radiator, space for storage and power points.

Bedroom Five/Office - 3.96m x 2.21m (13 x 7'3) - Carpeted, double glazed window to front aspect, wall mounted radiator, smooth ceiling, pendant ceiling light and power points.

Bathroom - 2.67m x 2.26m (8'9 x 7'5) - Three-piece Duravit suite comprising a panelled bath with mixer taps and shower fitting, wall hung wash hand basin with mixer tap and wall mounted WC fully tiled walls and surrounds, Chrome towel rail., smooth ceilings with in set centre ceiling spotlights.

Second Floor Landing - Obscure double glazed window to side, smooth vaulted ceiling with pendant light and door to:

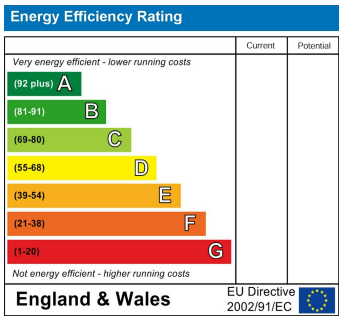
Bedroom One/Loft Room - 5.00m x 3.76m (16'5 x 12'4) - Carpet throughout, double glazed windows to rear, wall mounted radiator smooth plastered vaulted ceiling, with two fan ceiling lights, Eaves storage cupboard, bespoke fitted wardrobes, power points and door leading to:

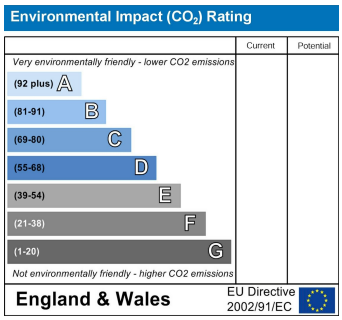
Wet Room/Shower Room - Tiled floors, fully tiled shower area, half tiled to remaining walls, double glazed skylight window, inset centre ceiling spotlights. Three piece suite comprising a walk in shower with rain fall shower and hand held shower fitment. vanity sink unit with cupboards below and a wall mounted WC.

Rear Garden - 36.58m approx (120 approx) - Secluded garden backing a private wood coppice, paved patio area leading to extensive artificial lawn area, decking, outside lighting ,outside tap and power points,

Garage - 4.88m x 3.00m (16 x 9'10) - Electric door, power points, space for storage and power points.

To arrange a viewing, please contact Aspire Estate Agents. Additionally, if you wish to have your property showcased to this exceptional standard, feel free to reach out to me at 01268 777 400 and ask for Kash Martin.







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