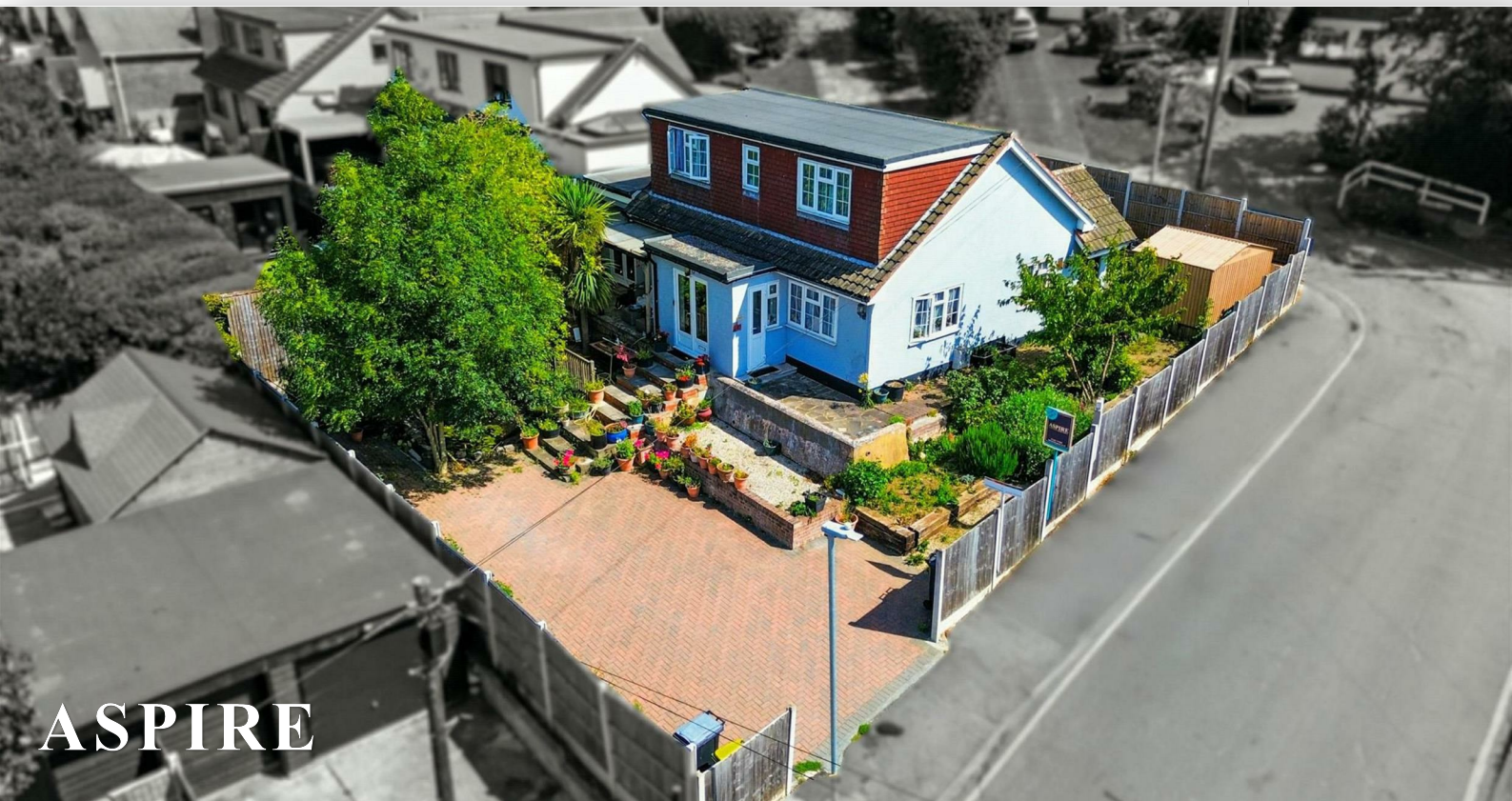


*To arrange a viewing contact us  
today on 01268 777400*



## Castle Drive, Rayleigh Guide price £600,000

Set on a generous plot just moments from Rayleigh station, with far-reaching views.

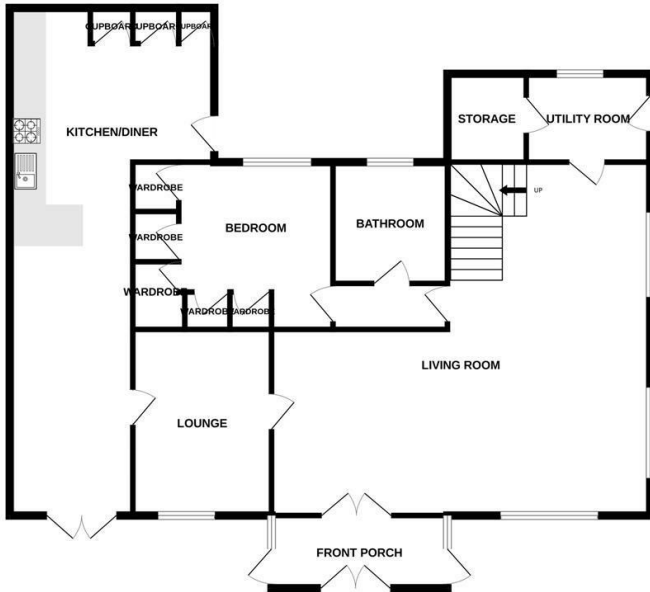
Perfectly positioned only 0.2 miles from Rayleigh's mainline station, this charming family home is ideal for London commuters seeking both convenience and comfort. Rayleigh's bustling high street is just 0.4 miles away, offering a fantastic choice of restaurants, cafés, and pubs for weekend dining and socialising. Excellent local bus services and swift access to the A127 provide further travel flexibility.

The property itself offers parking for several vehicles and occupies a well-sized plot with exciting scope for further extension or adaptation (subject to planning consent). The ground floor has been thoughtfully extended to create a bright, modern kitchen – a true haven for any cooking enthusiast – alongside a separate lounge. A versatile television room provides the perfect space for relaxed evenings or could easily serve as a home office/study. A spacious shower room and a convenient ground floor bedroom complete this level.

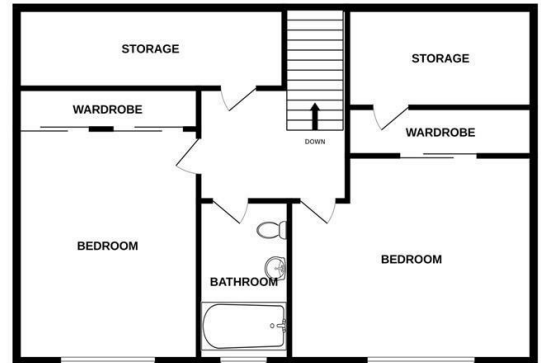
Upstairs, two further bedrooms are served by a well-appointed bathroom, with the rear rooms enjoying delightful elevated views over Rayleigh. This is a home that blends practicality, charm, and potential in a highly sought-after location. Guide Price £600,000 to £650,000.



GROUND FLOOR  
1455 sq.ft. (135.2 sq.m.) approx.



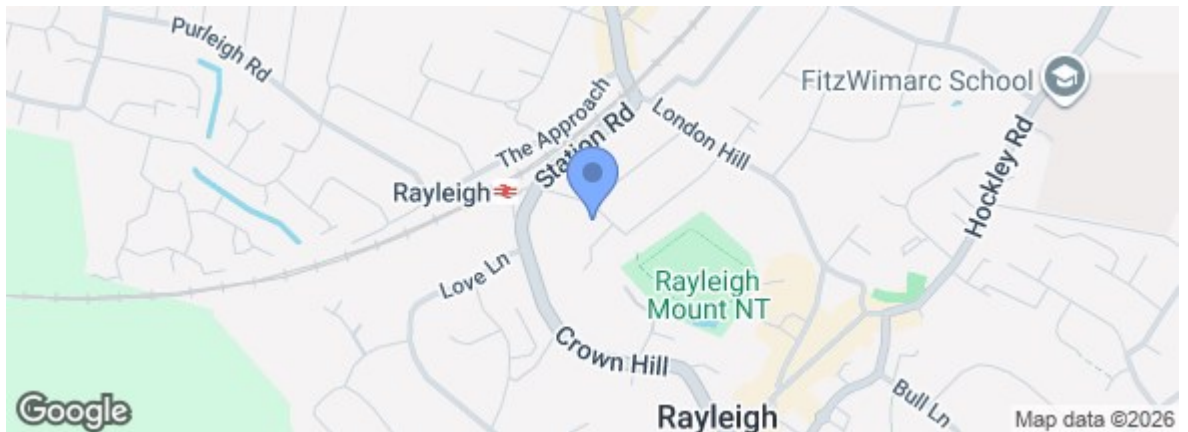
1ST FLOOR  
922 sq.ft. (85.6 sq.m.) approx.



TOTAL FLOOR AREA : 2376 sq.ft. (220.8 sq.m.) approx.

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 <sub>2</sub> ) Rating                  |                         |           |
|                                                                 | Current                 | Potential |
| Very environmentally friendly - lower CO <sub>2</sub> 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 <sub>2</sub> emissions |                         |           |
| England & Wales                                                 | EU Directive 2002/91/EC |           |



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