

To arrange a viewing contact us  
today on 01268 777400



## Down Hall Road, Rayleigh Guide price £400,000

\*\*\*GUIDE PRICE £400,000 - £425,000\*\*\*

Aspire are delighted to present this charming three-bedroom detached home, perfectly positioned on a generous corner plot just a short walk from Rayleigh Station which is ideal for commuters and families alike.

This attractive home offers a well-balanced layout, featuring a bright and welcoming living space that flows seamlessly into the kitchen/diner, creating the perfect setting for both everyday living and entertaining. The property enjoys an abundance of natural light throughout, enhancing the sense of space and comfort.

Upstairs, you'll find three well-proportioned bedrooms, including a principal bedroom with built-in storage, alongside a modern family bathroom designed with both style and practicality in mind.

Externally, the corner plot provides a real sense of space and privacy, with a pleasant garden ideal for relaxing or hosting in the warmer months. Off-street parking and a garage further add to the convenience, catering perfectly to modern family needs.

Combining location, space, and potential, this is a fantastic opportunity to secure a wonderful home in a highly desirable area. Early viewing is strongly advised.

#### Entrance Hall

Living Room: 3.56m x 3.73m (11'8 x 12'3)

Kitchen/Diner: 5.46m x 3.38m (17'11 x 11'1)

Bedroom One: 3.10m x 3.53m (10'2 x 11'7)

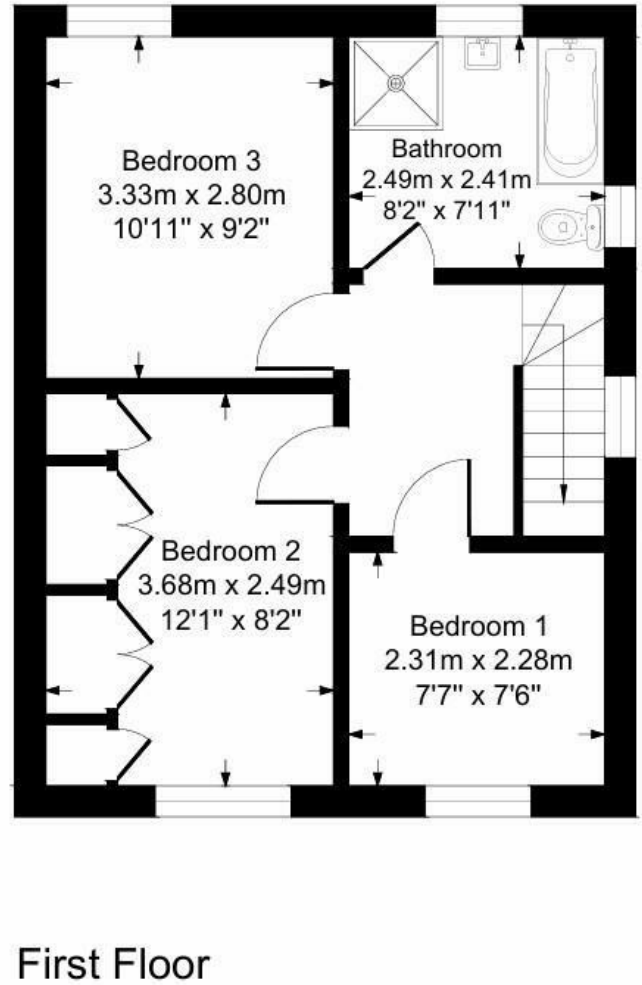
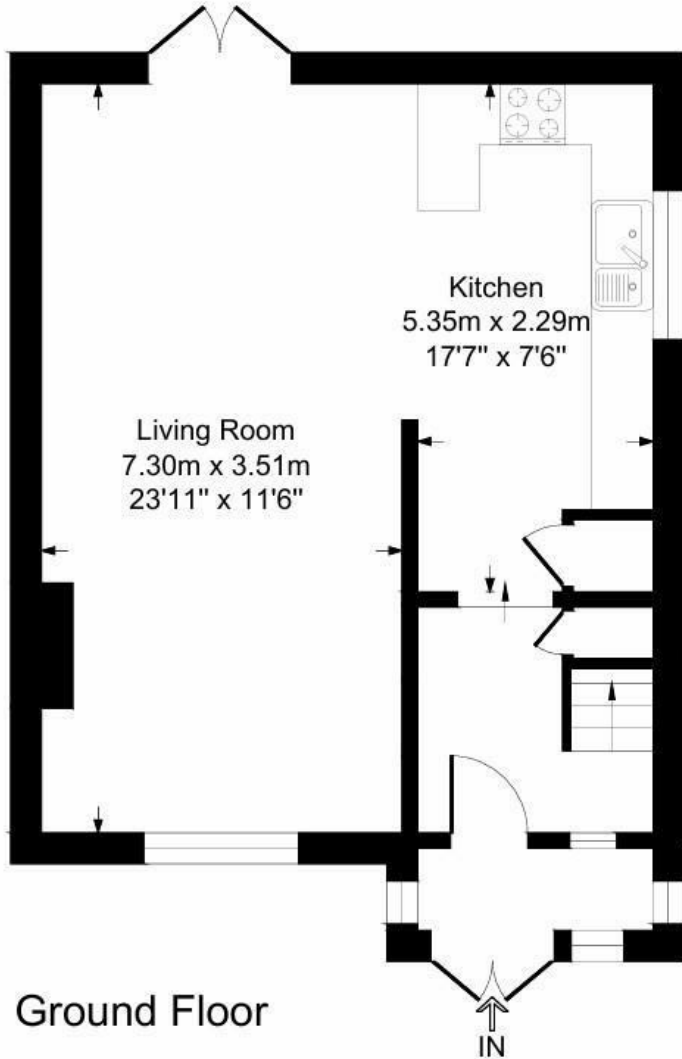
Bedroom Two: 2.87m x 3.43m (9'5 x 11'3)

Bedroom Three: 2.21m x 2.29m (7'3 x 7'6)

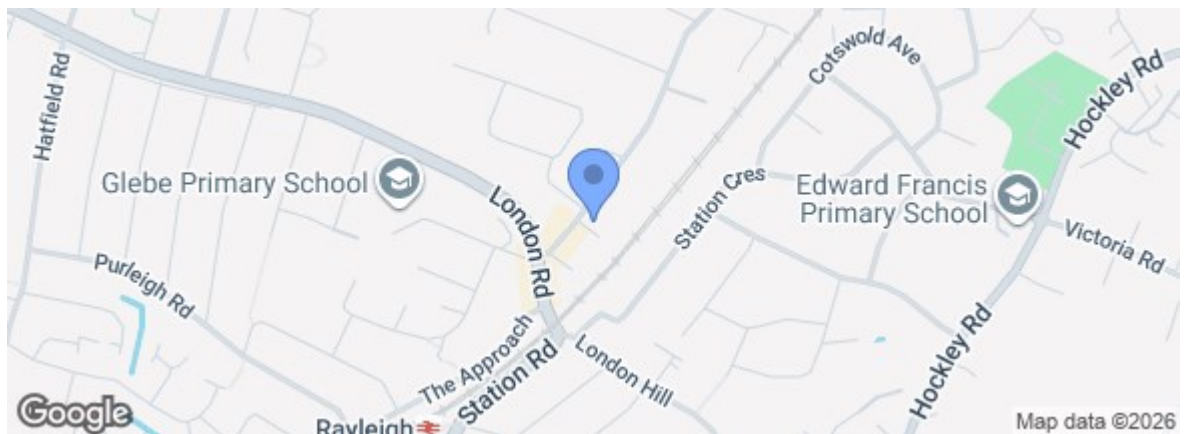
Bathroom

# Downhall Road

Approximate Gross Internal Floor Area = 85.3 sq m / 918 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 <sub>2</sub> ) Rating			
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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