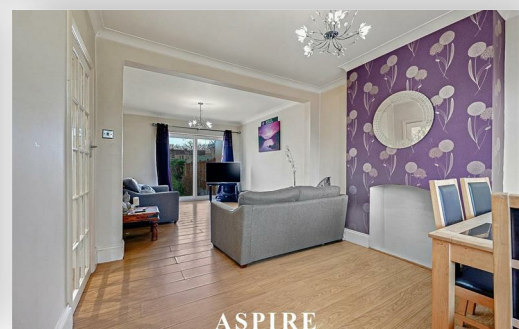
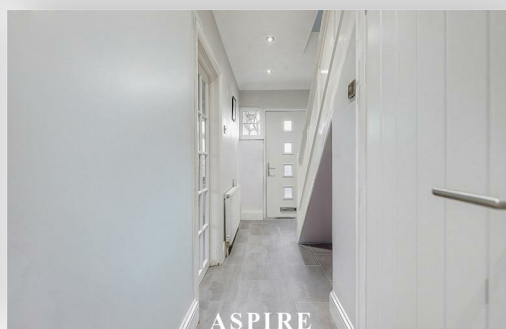
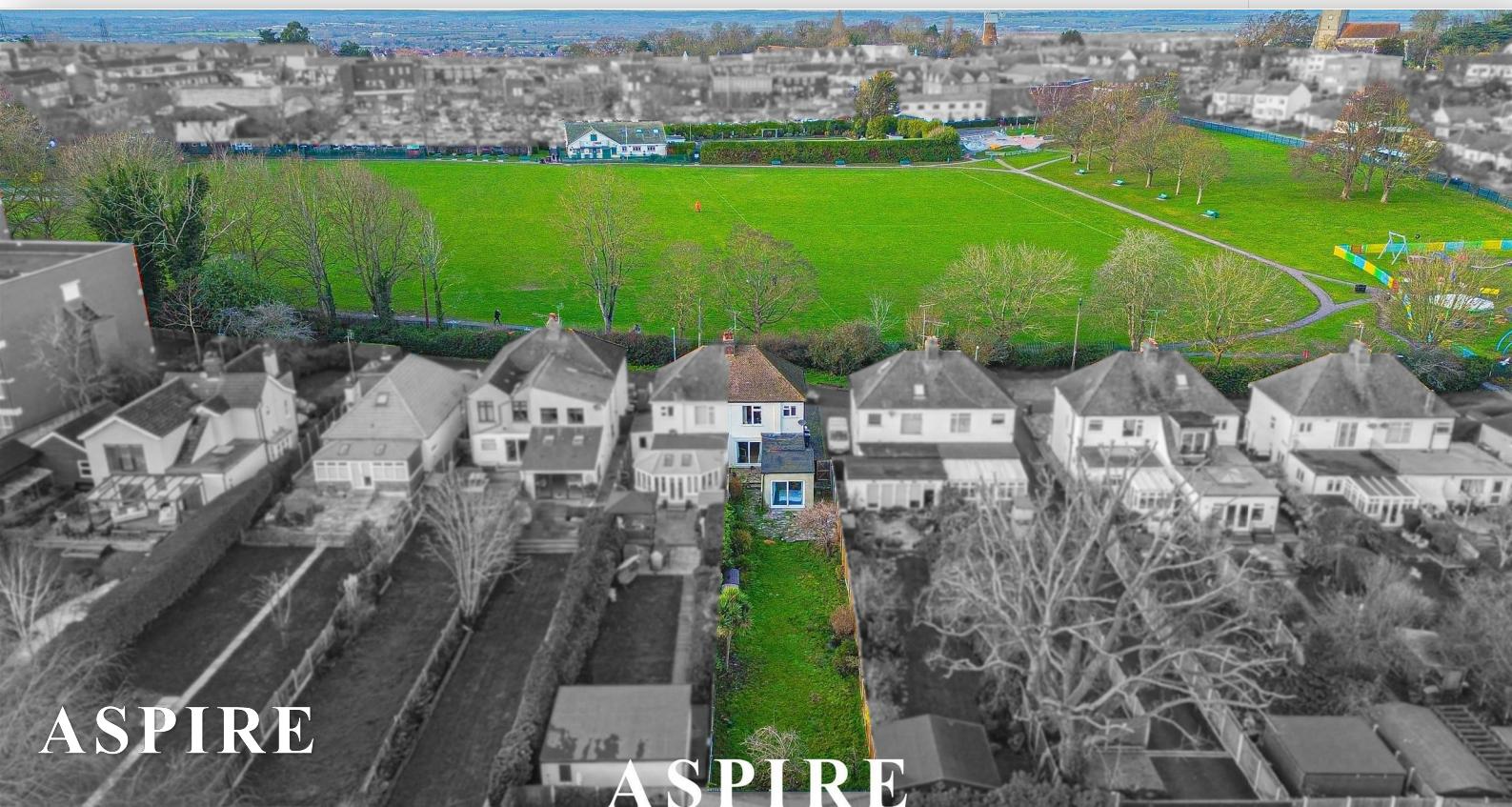


***To arrange a viewing contact us  
today on 01268 777400***



## **Stile Lane, Rayleigh Offers over £425,000**

Situated on a sought-after private road just minutes from the High Street, this characterful extended family home offers a rare opportunity for both families and investors alike. Boasting off-street parking and a generous rear garden in excess of 100ft, the property provides excellent scope for further enhancement and value uplift.

The accommodation includes a modern fitted kitchen/breakfast room, spacious lounge diner, and a ground floor WC, complemented by full double glazing and a modern combi boiler for efficiency and comfort. While the home would benefit from some TLC and finishing touches, it presents an ideal canvas to personalise or add value.

Enjoy open views overlooking King George's Park and the advantage of being within the highly regarded Rayleigh Primary School catchment, making this an attractive long-term family home or a smart investment opportunity.

Early viewing is highly recommended to appreciate the location, space, and potential on offer.

**\*\*OFFERS IN EXCESS OF £425,000\*\***

**Entrance Hall**

12'9 x 6'0 (3.89m x 1.83m)

**Ground floor Cloakroom**

4'0 x 2'6 (1.22m x 0.76m )

**Lounge/Dining Room**

25'4 x 22'2" (7.72m x 6.76m)

**Kitchen**

17'9 x 8'3 (5.41m x 2.51m )

**Extension**

11'11 x 10'6 (3.63m x 3.20m)

**Bedroom one**

13'3 x 9'0 (4.04m x 2.74m)

**Bedroom two**

11'9 x 10'11 (3.58m x 3.33m)

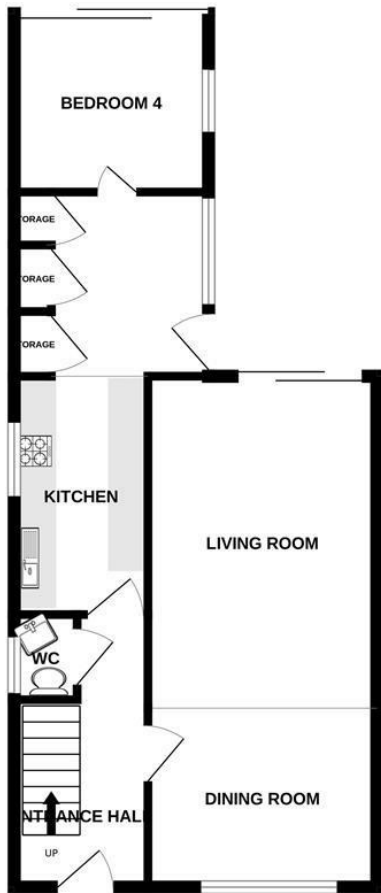
**Bedroom three**

6'0 x 8'0 (1.83m x 2.44m )

**Family Bathroom**

8'3 x 5'11 (2.51m x 1.80m)

GROUND FLOOR  
514 sq.ft. (47.8 sq.m.) approx.



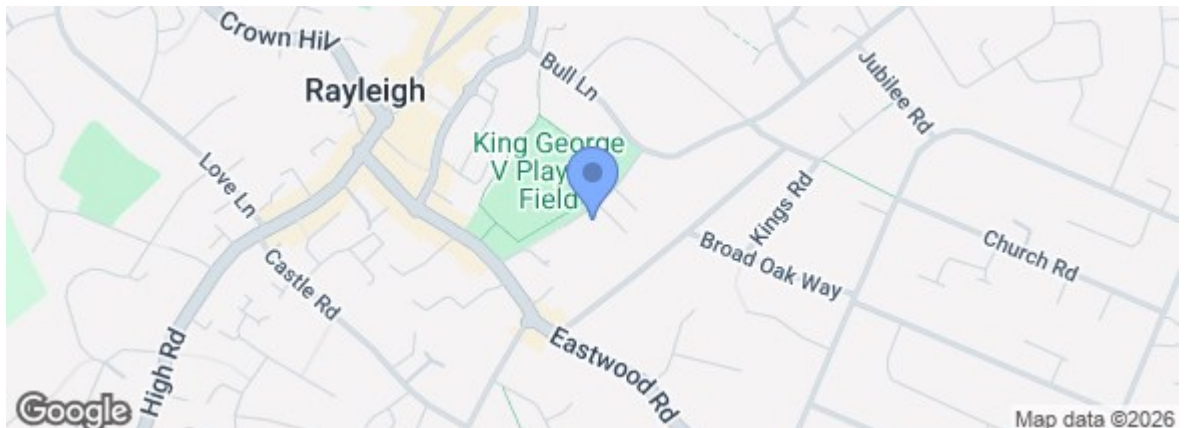
1ST FLOOR  
367 sq.ft. (34.1 sq.m.) approx.



TOTAL FLOOR AREA : 882 sq.ft. (81.9 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	
Very energy efficient - lower running costs	Current Potential
(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	Current Potential
(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



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.