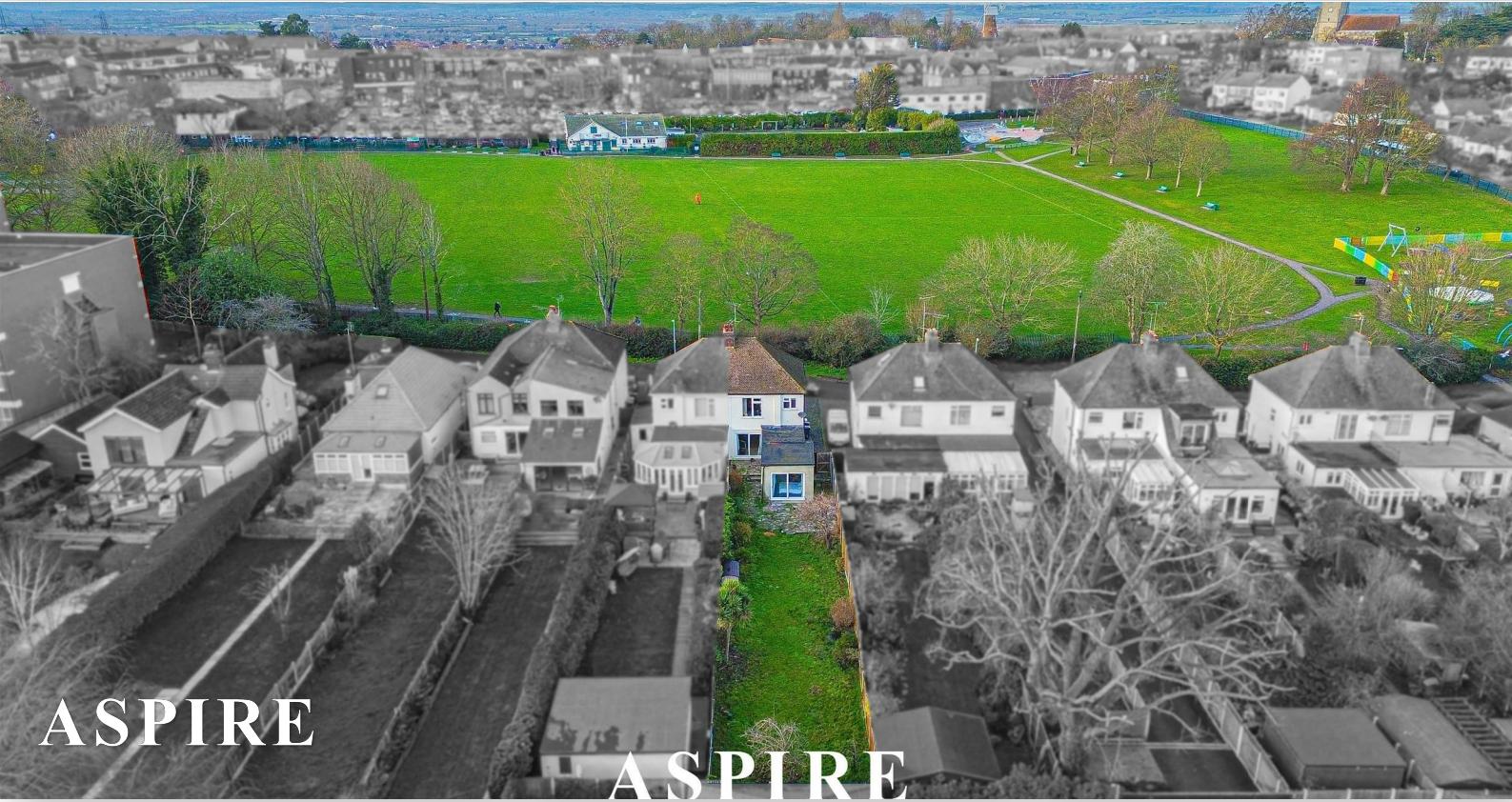
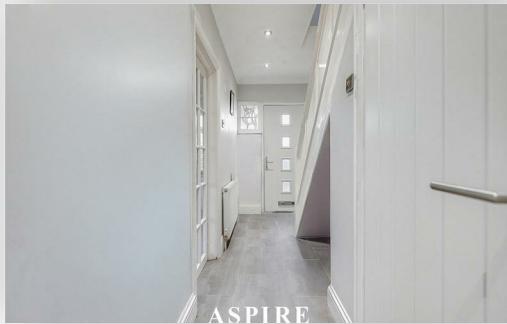


**To arrange a viewing contact us
today on 01268 777400**



ASPIRE

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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

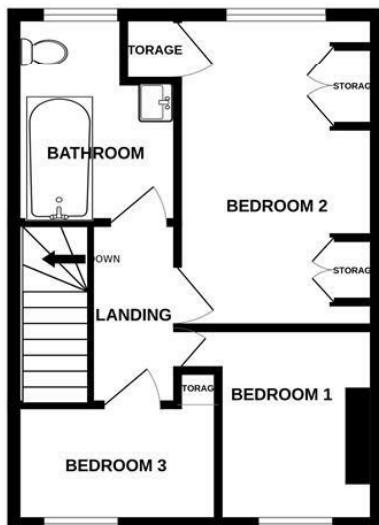
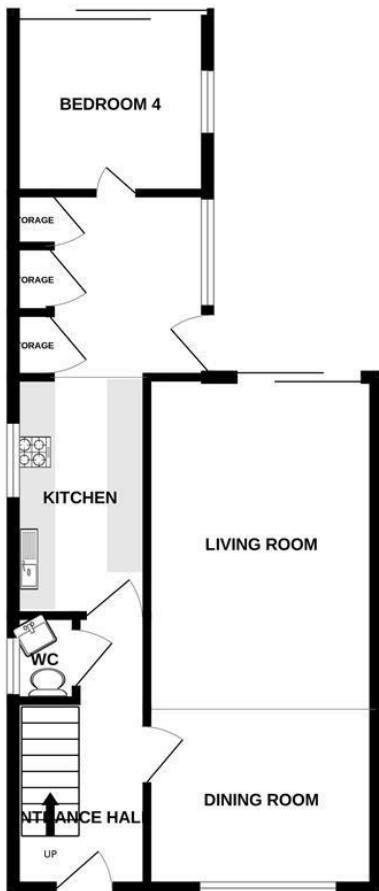
6'0 x 8'0 (1.83m x 2.44m)

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.

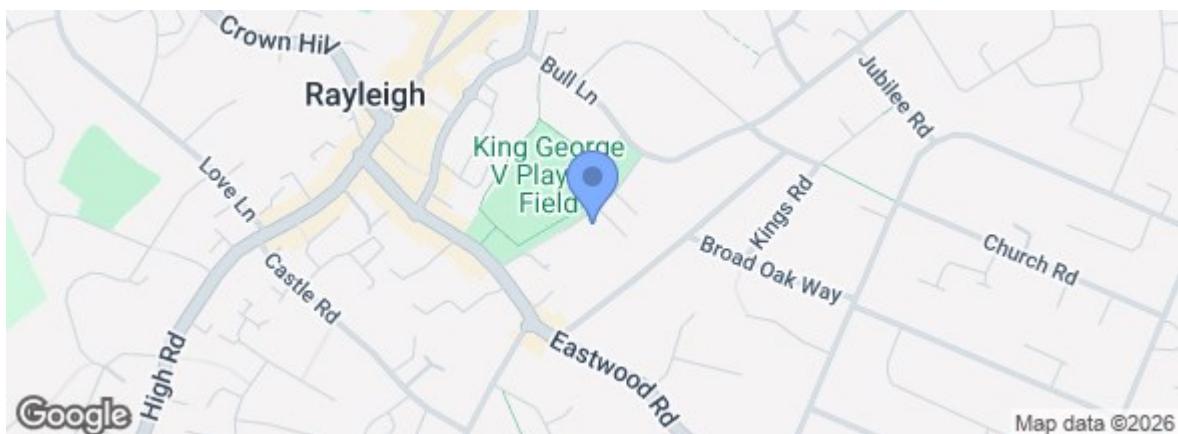


TOTAL FLOOR AREA: 882 sq.ft. (81.9 sq.m.) approx.

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 equipment 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	78	62
(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			
Very environmentally friendly - lower CO ₂ 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 ₂ emissions			
England & Wales		EU Directive 2002/91/EC	



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