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## Rayleigh Road, Leigh-On-Sea Offers in excess of £375,000

Spacious and Versatile Four-Bedroom Family Home in a Convenient Location

This well-presented four-bedroom property offers generous and flexible living space, ideal for growing families. A bright entrance hall welcomes you into the home, leading through to a modern fitted kitchen complete with ample worktop space and a breakfast bar—perfect for casual meals. The separate dining room opens directly onto the rear garden and flows effortlessly into a comfortable, well-sized lounge.

The ground floor features three well-proportioned bedrooms and a stylish four-piece family bathroom. Upstairs, a large additional bedroom with fitted wardrobes provides extra space for guests, a home office, or a private retreat.

Outside, the rear garden is designed for easy maintenance, while the front offers off-road parking for added convenience. Ideally located close to Eastwood Park, local schools, shops, and restaurants, the home also benefits from excellent transport links, including the A127, nearby bus routes, and Southend Airport just a short drive away.

[www.aspireestateagents.co.uk](http://www.aspireestateagents.co.uk)

## **Porch**

## **Entrance Hall**

## **Kitchen**

16'2" x 10'11" (4.95 x 3.35)

## **Dining Room**

11'11" x 7'10" (3.64 x 2.41)

## **Lounge**

14'9" x 12'4" (4.50 x 3.76)

## **W/C**

## **Bedroom Two**

10'4" x 9'0" (3.16 x 2.75)

## **Bedroom Three**

10'1" x 6'11" (3.09 x 2.13)

## **Bedroom Four**

13'3" x 6'11" (4.05 x 2.13)

## **Bathroom**

8'0" x 5'4" (2.44 x 1.65)

## **Bedroom One**

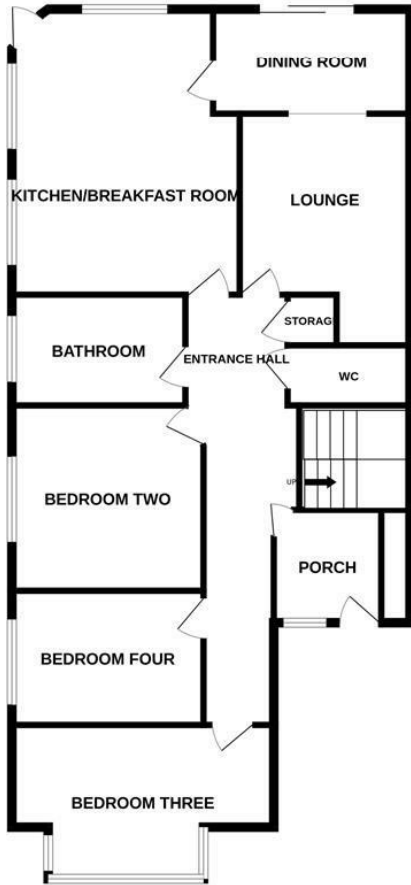
11'6" x 10'1" (3.51 x 3.08)

## **Rear Garden**

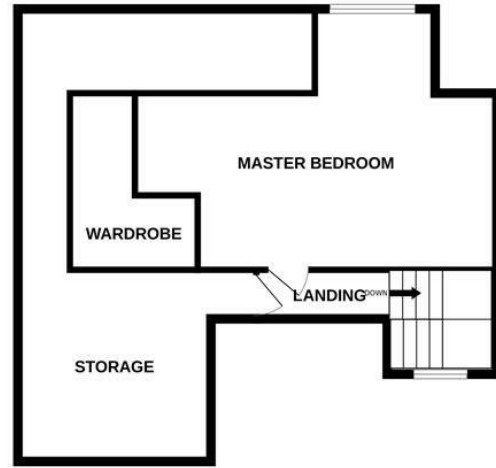
## **Detached Garage**

## **Driveway**

GROUND FLOOR

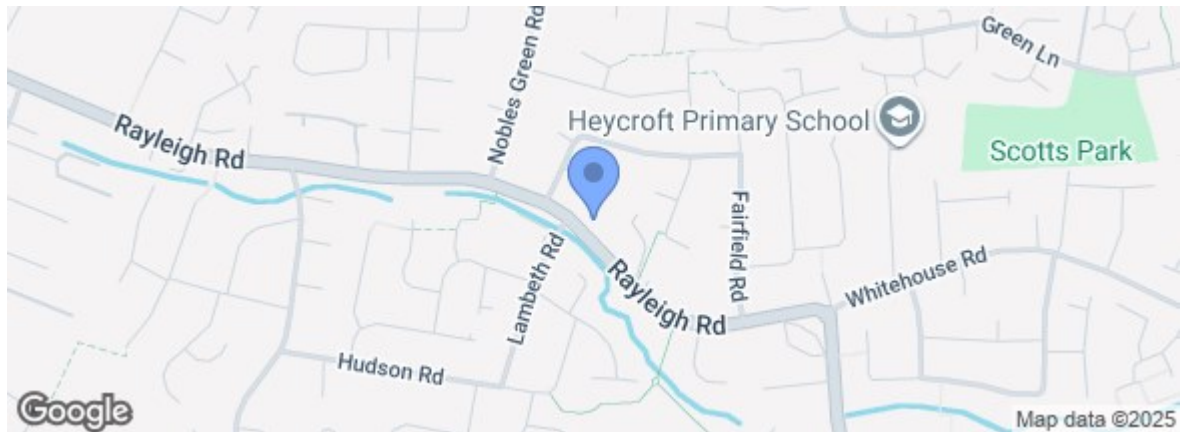


1ST FLOOR



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	84
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	



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.