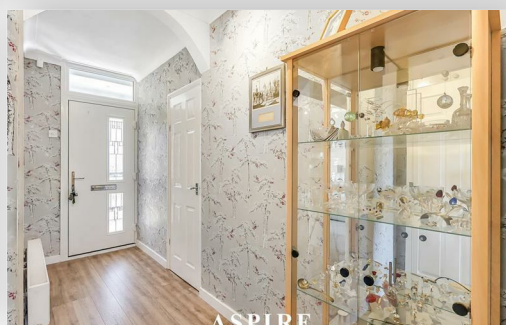


**To arrange a viewing contact us
today on 01268 777400**



Down Hall Road, Rayleigh Offers in the region of £475,000

Versatile Three-Bedroom Chalet in a Popular Rayleigh Location

Situated in a popular and convenient location, this versatile three-bedroom chalet offers spacious and adaptable accommodation, ideal for a variety of lifestyles. Rayleigh train station, the High Street and local schools are all within easy reach.

Upon entering, the hallway provides access to a ground-floor shower room and a generously sized double bedroom. Originally designed as a lounge, this room currently accommodates the staircase to the first floor, offering potential for adaptation to suit individual needs.

Completing the ground floor is a spacious fitted kitchen with ample storage, worktop space and a useful pantry. The living accommodation is arranged into distinct yet flowing areas, providing space for relaxing, dining and working from home. To the rear, doors open onto the sunny garden, enjoying pleasant views and creating a natural connection between indoor and outdoor living.

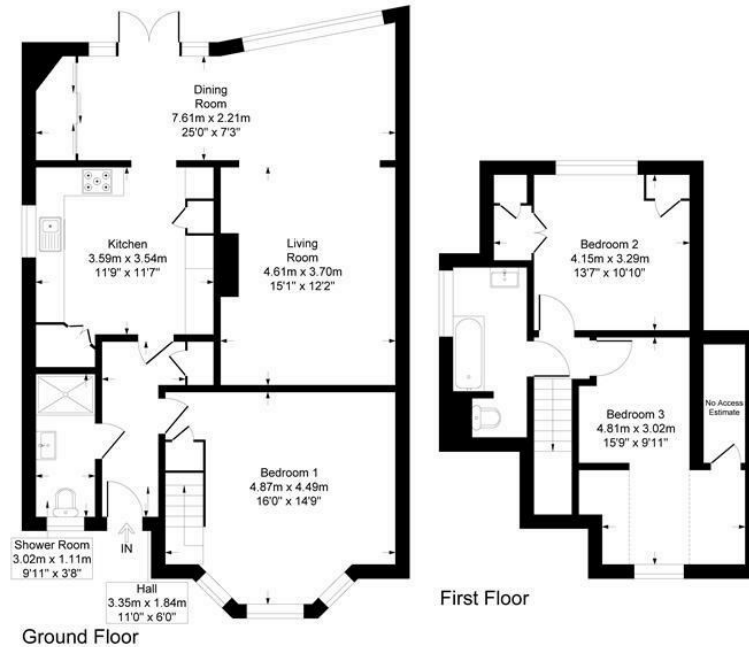
The low-maintenance rear garden is ideal for those seeking an attractive outdoor space without extensive upkeep, while side access adds further practicality.

Upstairs, there are two further bedrooms, a family bathroom and ample eaves storage.

Externally, the property benefits from off-street parking for multiple vehicles, together with the added convenience of an electric vehicle charging point.

43 Down Hall Road

Approximate Gross Internal Floor Area = 117.6 sq m / 1266 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 ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ 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 ₂ 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.