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today on 01268 777400**



## **Hambro Avenue, Rayleigh Guide price £525,000**

This exceptional detached family home offers the perfect blend of modern living and entertaining space, ideally situated within a vibrant and amenity-rich location. From the moment you step inside, you'll be impressed by the stylish interior and thoughtful layout designed for comfort, convenience, and family life.

The ground floor boasts a sleek, contemporary kitchen complete with a range of high-quality integrated appliances, perfect for both everyday use and culinary enthusiasts. The spacious lounge is a standout feature, enhanced by stunning bi-folding doors that open seamlessly onto the beautifully landscaped rear garden—ideal for indoor-outdoor living. A charming dining room provides a dedicated space for family meals or formal entertaining, while the study offers versatility for remote work or quiet retreat. Additional highlights include a modern ground floor cloakroom and ample storage solutions throughout. Guide Price £525,000 to £550,000.

Upstairs, the property features four generously sized bedrooms, including a principal suite with a stylish en-suite shower room. A beautifully appointed family bathroom with a three-piece suite serves the remaining bedrooms.

Externally, the home continues to impress. A block-paved driveway provides ample off-street parking, complemented by a garage for additional storage. The south-east facing rear garden is a true oasis, featuring a bespoke bar and entertainment building—a fantastic all-season space to host guests, relax with family, or enjoy summer evenings in style.

One of the key advantages of this remarkable home is its prime location. Situated within the highly sought-after school catchment areas for Downhall Primary School and The Swayne Park School, it's perfect for families prioritizing education. A 22-minute stroll takes you to Rayleigh High Street, where you'll find an array of boutique shops, cafes, restaurants.

#### Entrance

UPVC double glazed front door providing access to:

#### L-Shaped Reception Hall

Featuring stairs to the first floor, laminate flooring, radiator concealed behind an elegant decorative cover, power points, and ceiling coving.

#### Lounge – 5.64m x 3.96m (18'6" x 13')

A spacious reception room with double glazed bi-folding doors leading to the rear garden. Features include a striking fireplace with cast iron insert and slate hearth, recessed TV area, coving, oak wood flooring, radiators, and power/TV points.

#### Dining Room – 4.57m x 2.16m (15' x 7'1")

With UPVC double glazed window and French doors to the rear garden, oak wood flooring, radiator with decorative cover, power points, and coving.

#### Study – 2.59m x 2.44m (8'6" x 8')

Currently utilized as a study, this versatile room features spot lighting, radiator, and power points. Note: This room forms part of the converted garage.

#### Kitchen/Breakfast Room – 5.03m x 2.92m (16'6" x 9'7")

UPVC double glazed bay window to the front and side access door. Fitted with a stylish and contemporary range of white high-gloss eye and base-level units, complemented by quartz stone worktops and breakfast bar. Includes a five-ring gas hob with extractor hood, two integrated ovens, washing machine, tumble dryer, dishwasher, and American-style fridge freezer with water filtration. Additional features include skirting lighting, laminate flooring, ample power points, and recessed ceiling spotlights.

#### Cloakroom

UPVC double glazed window to the side elevation. Fitted with an attractive oak vanity unit with a marble plinth and circular wash hand basin, low-level WC, part tiled walls, column-style heated towel rail, and spot lighting.

#### Landing

UPVC double glazed window to the side, access to loft space, and power points.

#### Bedrooms & Bathrooms

##### Bedroom One – 3.35m x 3.18m (11' x 10'5")

Front aspect UPVC double glazed window, coving, radiator, power and TV points.

##### En-Suite Shower Room

Modern white suite comprising a walk-in shower cubicle with rainfall shower and handheld attachment, vanity wash basin with storage, low-level WC, tiled splashbacks, tiled flooring, extractor fan, and spot lighting.

##### Bedroom Two – 3.96m x 2.87m (13' x 9'5")

Rear aspect UPVC double glazed window, radiator, coving, power and TV points.

##### Bedroom Three – 3.96m x 2.84m (13' x 9'4")

Rear aspect UPVC double glazed window, coving, radiator, power and TV points.

##### Bedroom Four – 4.14m x 2.13m (13'7" x 7')

Front aspect UPVC double glazed window, built-in wardrobes along one wall, radiator, and power points.

#### Family Bath/Shower Room

UPVC double glazed window to side. Features an oversized walk-in shower with glazed screen, rainfall shower, and hand attachment, vanity wash basin with cupboard storage, low-level WC, granite feature wall, splashback tiling, tiled flooring, spotlights, extractor fan, and contemporary heated towel rail.

#### External Features

##### Rear Garden

Designed for low maintenance, with a paved patio leading to an artificial lawn and well-stocked shrub beds. Further decking area to the rear and gated access to the front.

##### Entertainment/Bar Room – 6.27m x 4.88m max (20'7" x 16' max)

A superb L-shaped detached entertainment suite with built-in bar, wine/beer coolers, space for dining and lounging. Features include a pine-clad pitched roof, timber flooring, power and TV points, and weather-resistant canvas side panels.

##### Front Garden

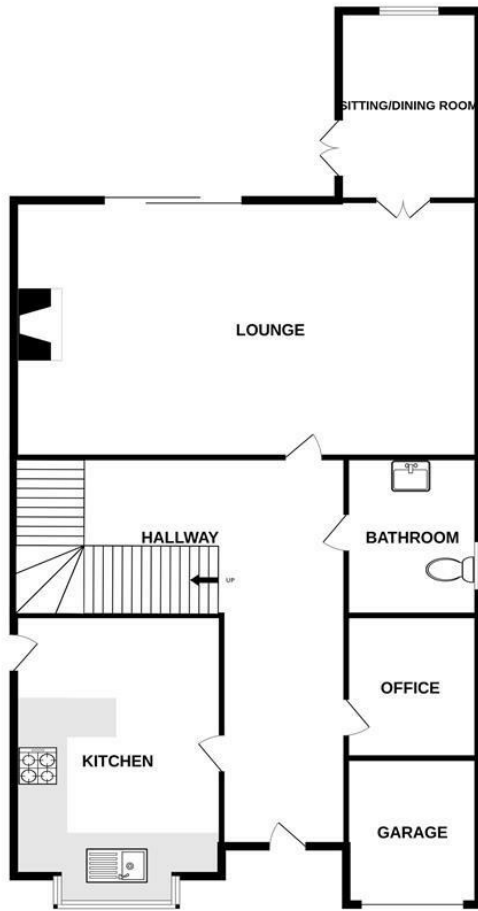
Block-paved driveway providing ample off-road parking and access to the garage/store.

##### Garage/Store – 2.34m x 2.49m (7'8" x 8'2")

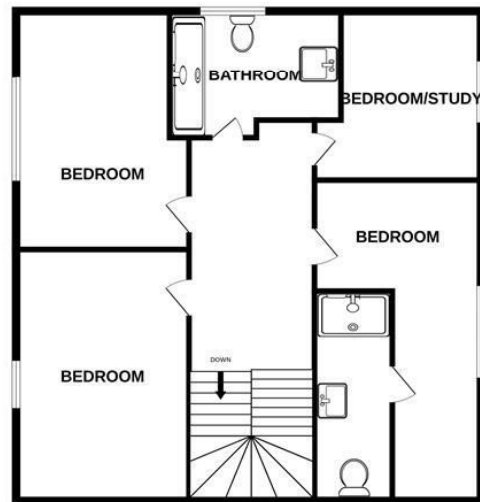
With electric roller shutter door, power points, and lighting.



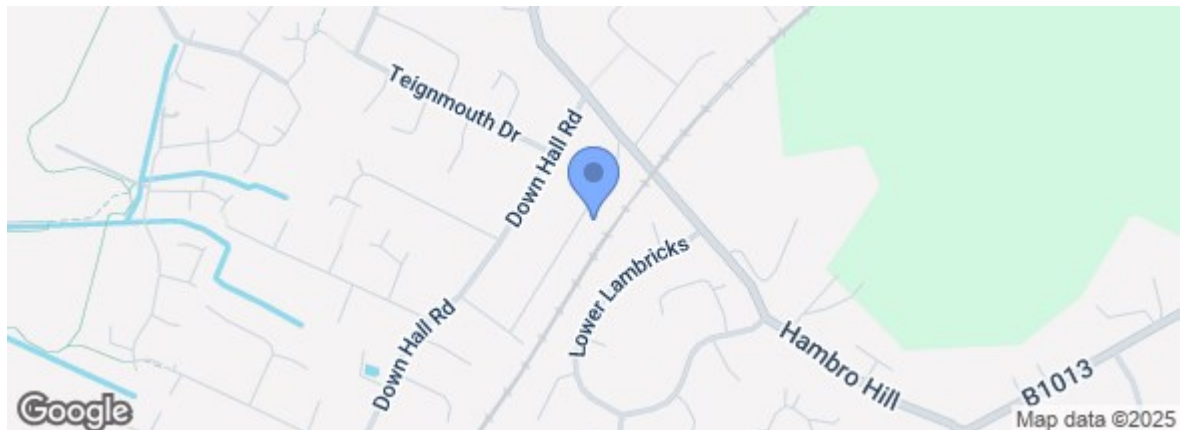
GROUND FLOOR



1ST FLOOR



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			
(1-10) G			
Not energy efficient - higher running costs			
England & Wales			
EU Directive 2002/91/EC			
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			
(1-10) G			
Not environmentally friendly - higher CO <sub>2</sub> emissions			
England & Wales			
EU Directive 2002/91/EC			



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