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today on 01268 777400*



## Wyburns Avenue East, Rayleigh Guide price £450,000

Stylish and Spacious Family Living in the Heart of Rayleigh

Guide Price £450,000 to £465,000 - This beautifully presented end-of-terrace townhouse offers generous, flexible accommodation across three floors—perfectly suited for modern family life. Ideally positioned close to Rayleigh town centre, this versatile home combines comfort, practicality, and convenience.

At the heart of the home is a stunning kitchen/dining room, fully equipped with high-end appliances—ideal for everyday living and entertaining guests. The spacious lounge provides a relaxing setting to unwind or gather with family and friends, while an additional reception room offers flexibility as a guest bedroom, playroom, or home office.

Upstairs, the property boasts three double bedrooms, including a luxurious master suite with its own en-suite shower room. A well-appointed family bathroom completes the upper floors.

Outside, the low-maintenance rear garden is perfectly designed for summer enjoyment and easy upkeep. Allocated parking adds further practicality.

Set in a sought-after location within easy reach of Rayleigh High Street—with its array of shops, restaurants, and amenities—this property is also conveniently located for well-regarded schools and the mainline station, making it an excellent choice for families and commuters alike.

Contact our team today to arrange a viewing and experience everything this exceptional home has to offer.

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#### Entrance

A welcoming front door opens into a spacious hallway featuring a radiator, dado rail, staircase rising to the first floor, and elegant coved cornicing to the ceiling. Doors lead to:

#### Kitchen / Dining Area

15'12" x 12'1" ( 4.7M X 3.7M )

A beautifully appointed kitchen with a stylish range of wall and base units topped with Quartz work surfaces. Includes an inset sink with mixer tap and a full range of integrated Bosch appliances: mid-height double oven, hob with extractor hood, fridge freezer, dishwasher, washing machine, and tumble dryer. Tiled flooring, radiator, and coved cornicing with inset spotlights add to the finish. Double glazed window and French doors provide access to the rear garden.

#### Reception Room / Bedroom Four

13'9" x 8'1" ( 4.1 X 2.4 )

Versatile space currently used as a bedroom or could serve as an additional reception room. Features include laminate flooring, a double glazed window to the front, built-in wardrobes, and coved cornicing to ceiling.

#### Ground Floor Cloakroom

Fitted with a modern two-piece suite comprising a wash hand basin set within a vanity unit with mixer tap and a low-level WC. Finished with tiled flooring, partially tiled walls, radiator, and an obscure double glazed window to the front. Coved cornicing to ceiling completes the look.

#### First Floor Landing

Carpeted stairs continue to the second floor. Doors lead to:

#### Lounge

15'9" x 15'8" ( 4.8M X 4.7M )

Generously proportioned living area with twin double glazed windows overlooking the rear garden. Features fitted carpet, radiator, and coved cornicing to the ceiling.

#### Bedroom Three

12'7" x 8'7" ( 3.8M X 2.6M )

Bright and airy double bedroom with fitted carpet, radiator, double glazed window to front, and built-in wardrobe.

#### Family Bathroom

Contemporary three-piece suite comprising an L-shaped panelled bath with mixer tap and handheld shower attachment, vanity-mounted wash hand basin with

mixer tap, and a low-level WC. Finished with tiled flooring, obscure double glazed window to the front, and spotlights to ceiling.

#### Second Floor Landing

Fitted carpet and doors to:

#### Bedroom Two

13'10" x 8'5" ( 4.2M X 2.5M )

A well-sized double bedroom featuring laminate flooring, radiator, double glazed window to the front, and built-in wardrobe.

#### Master Bedroom

13'9" x 10'8" ( 4.1M X 3.2M )

Spacious and light-filled main bedroom with fitted carpet, radiator, twin rear-facing Velux double glazed windows, and built-in wardrobes. Door leading to:

#### En-Suite Shower Room

Stylishly fitted with a three-piece suite including a double shower enclosure, wash hand basin set within a vanity unit with mixer tap, and a low-level WC. Heated towel rail and ceiling spotlights complete the space.

#### Exterior

##### Rear Garden

Designed for low-maintenance living, the garden features a paved patio area leading to an artificial lawn, a rear pathway to a storage shed, and gated side access.

##### Parking

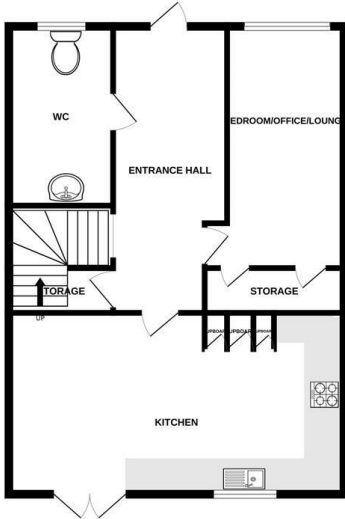
The property benefits from two allocated parking spaces located to the side.

##### Front Garden

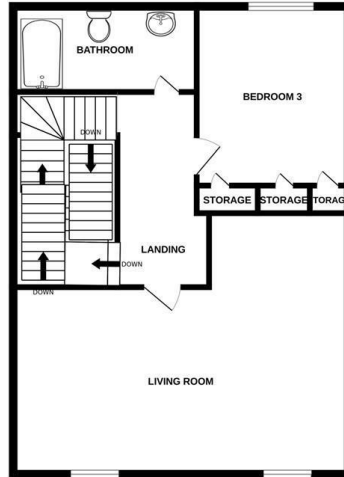
Attractive frontage with a paved path leading to the entrance, flanked by decorative stone chippings.



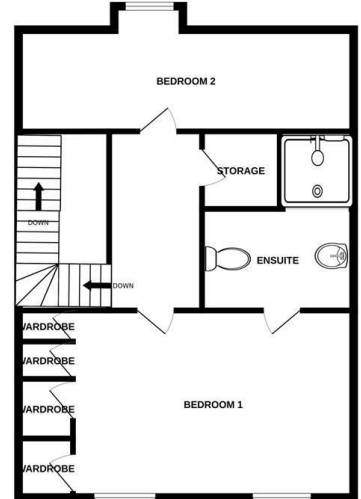
GROUND FLOOR  
739 sq.ft. (68.7 sq.m.) approx.



1ST FLOOR  
739 sq.ft. (68.7 sq.m.) approx.



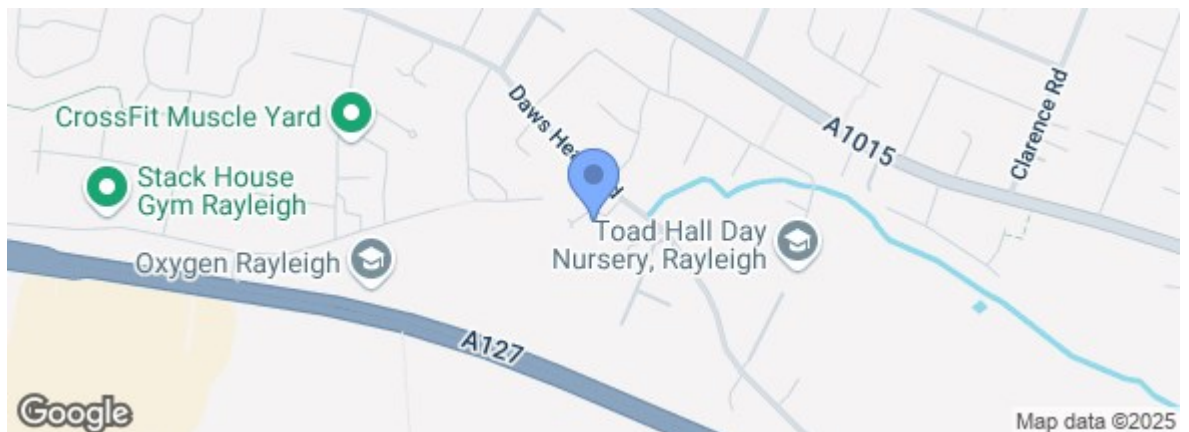
2ND FLOOR  
747 sq.ft. (69.4 sq.m.) approx.



TOTAL FLOOR AREA : 2225 sq.ft. (206.7 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		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 <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			



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