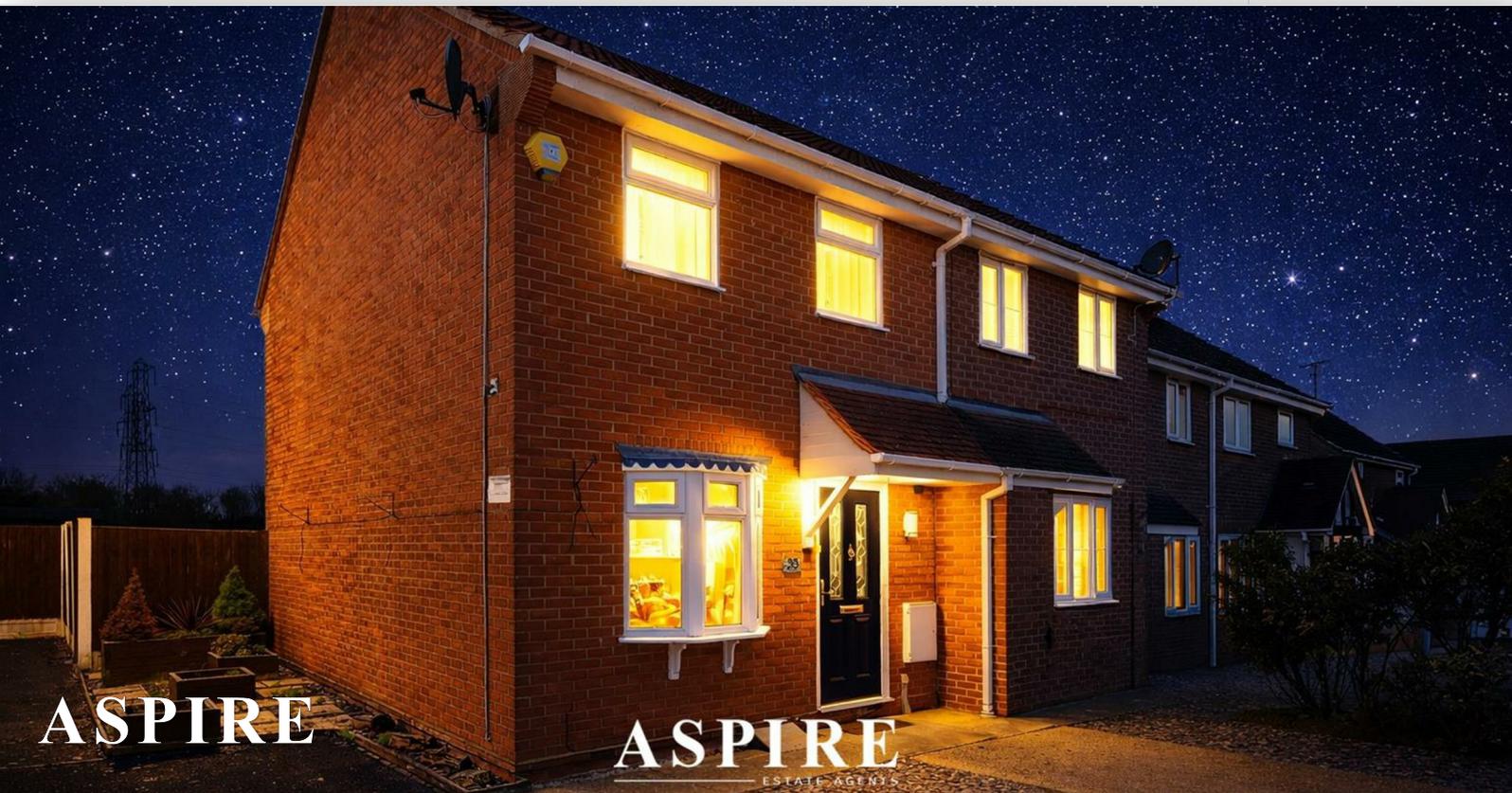


To arrange a viewing contact us
today on 01268 777400



Polstead Close, Rayleigh Offers in excess of £325,000

A well-presented two-bedroom home situated in a quiet cul-de-sac on Polstead Close, Rayleigh, offering a fantastic opportunity for first-time buyers, downsizers or investors alike.

The ground floor features a bright and spacious living room with a bay window, providing plenty of natural light and a welcoming feel. To the rear, the modern fitted kitchen offers ample storage and worktop space, with direct access to the garden, making it ideal for both everyday living and entertaining.

Upstairs, the property comprises two well-proportioned bedrooms, both offering comfortable accommodation, along with a family bathroom. The layout is practical and well-balanced, making the most of the available space.

Externally, the property benefits from a generous rear garden, mainly laid to lawn with a patio area, perfect for outdoor dining and relaxation. There is also the added benefit of off-street parking.

Ideally located, the property is within easy reach of Rayleigh train station, providing direct links into London Liverpool Street, as well as a range of local schools, shops and amenities, making it perfectly positioned for commuters and families alike.

This is a great opportunity to secure a well-located home with strong potential in a popular residential area.

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Ground Floor

Kitchen: 4.07m x 2.57m (13'4" x 8'5")

Living Room: 4.51m x 3.12m (14'10" x 10'3")

First Floor

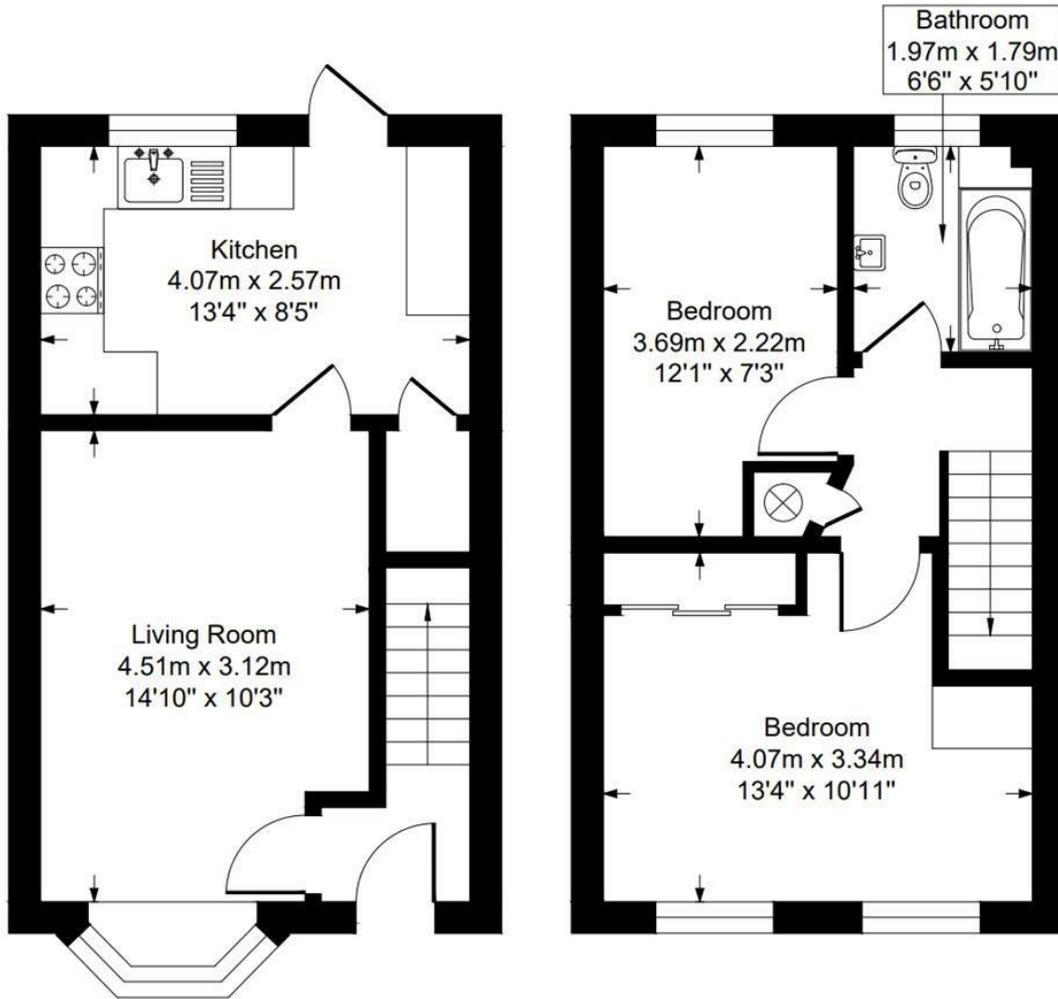
Bedroom One: 4.07m x 3.34m (13'4" x 10'11")

Bedroom Two: 3.69m x 2.22m (12'1" x 7'3")

Bathroom: 1.97m x 1.79m (6'6" x 5'10")

Polstead Close

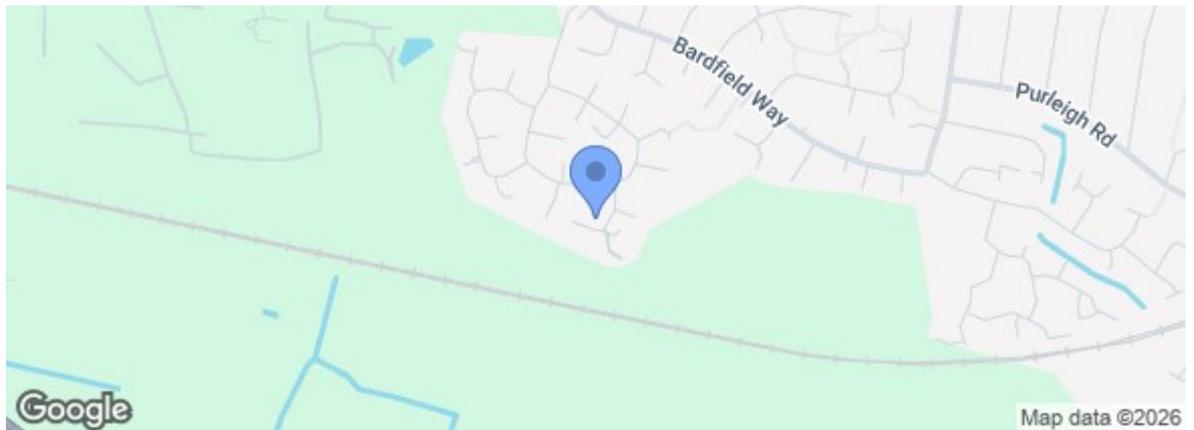
Approximate Gross Internal Floor Area = 59.6 sq m / 642 sq ft



Ground Floor

First 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		
(1-20)	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	



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