

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



## Langham Drive, Rayleigh £340,000

Aspire Estate Agents are delighted to present this exceptional two-bedroom end-of-terrace home, ideally situated in a highly sought-after area of Rayleigh. Perfect for first-time buyers or those looking to downsize, this charming property offers a welcoming and spacious interior, ready to be personalised into your dream home.

The bright and airy lounge provides a comfortable space to unwind or entertain, while the stylish kitchen to the rear boasts ample storage and worktop space, with direct access to the private rear garden. Upstairs, you'll find two generously sized bedrooms, both filled with natural light, alongside a contemporary family bathroom featuring a three-piece suite with an overhead shower.

The outdoor space is just as impressive, with a beautifully maintained rear garden that includes a block-paved patio area, a well-kept lawn, and surrounding flowerbeds. To the front, a private driveway offers the convenience of off-street parking for two vehicles.

Positioned within walking distance of Rayleigh train station, local shops, and popular dining spots, this home offers the perfect balance of urban convenience and peaceful surroundings. Nearby scenic walks through Wheatley Wood provide the ideal escape for nature lovers.

Families will also appreciate the excellent school catchment, including highly regarded options such as Our Lady of Ransom, Glebe Primary, and The Sweyne Park Senior School.

This wonderful home must be seen to be fully appreciated—early viewing is highly recommended!

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Ground Floor:

Porch

Lounge – 4.50m (14'9") max x 3.99m (13'1")

Kitchen – 2.51m x 4.16m (8'3" x 13'8")

Store

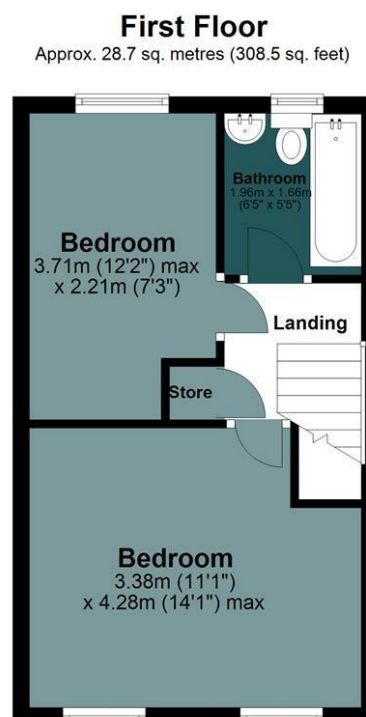
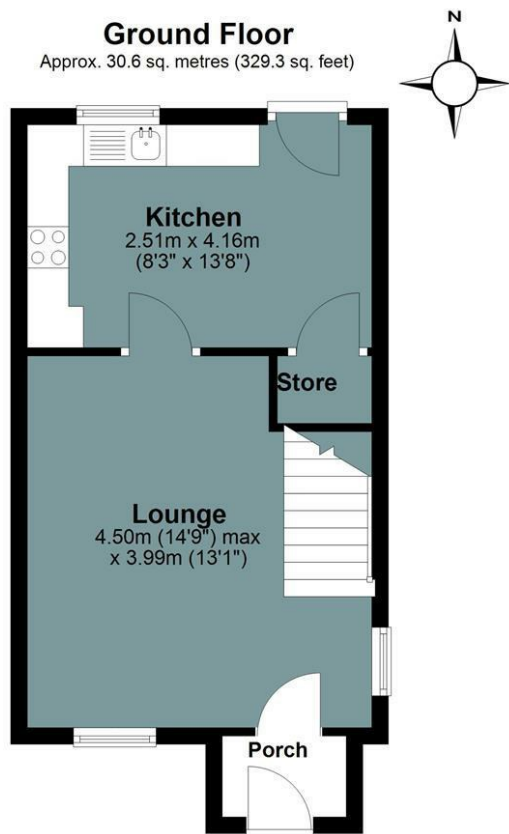
First Floor:

Landing

Bedroom One – 3.38m (11'1") x 4.28m (14'1") max

Bedroom Two – 3.71m (12'2") max x 2.21m (7'3")

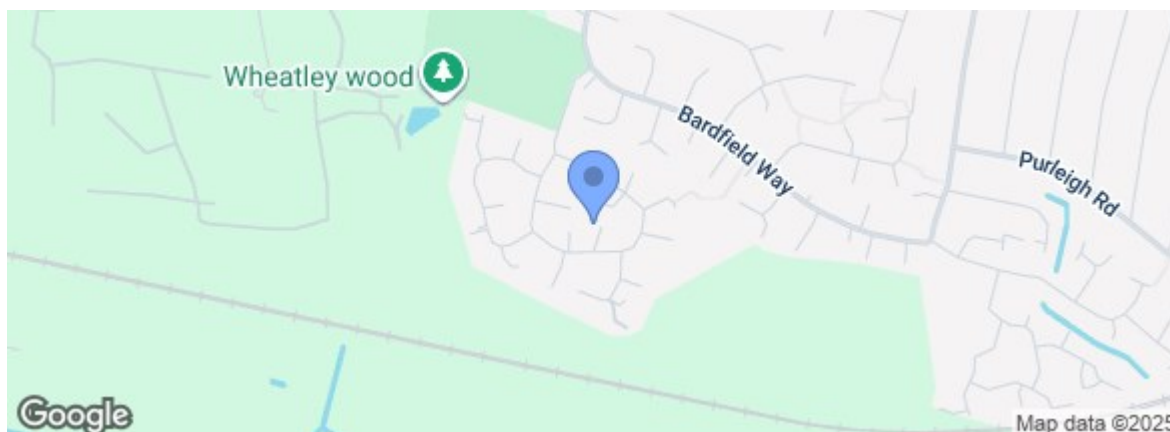
Bathroom – 1.96m x 1.66m (6'5" x 5'5")



**Total area: approx. 59.2 sq. metres (637.7 sq. feet)**

All measurements have been taken as a guide to prospective buyers only and are not precise. This plan is for illustrative purposes only and no responsibility for any error, omission or misstatement. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given. Measurements may have been taken from the widest area and may include wardrobe/cupboard space. No guarantee is given to any measurements including total areas. Buyers are advised to take their own measurements.  
Plan produced using PlanUp.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			86
(81-91) B			
(69-80) C			
(55-68) D		64	
(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	



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.