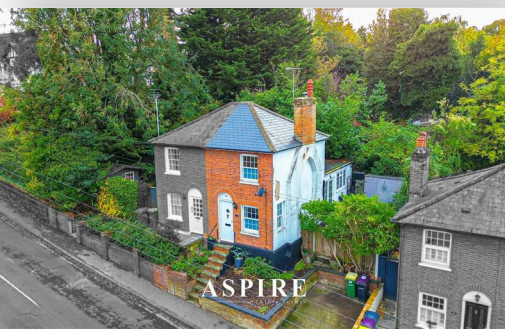


**To arrange a viewing contact us  
today on 01268 777400**



## **London Hill, Rayleigh £350,000**

**Charming Two-Bedroom Semi-Detached Home Near High Street & Station**

A character-filled two-bedroom semi-detached home ideally positioned just a short walk from the train station, bus routes and the bustling High Street with its cafés, restaurants, bars and weekly market. Offering a cosy lounge with log burner, fitted kitchen, modern bathroom, off-street parking and a low-maintenance garden, this property is perfect for first-time buyers, downsizers or investors seeking convenience and charm in a prime location.

[www.aspireestateagents.co.uk](http://www.aspireestateagents.co.uk)

## Ground Floor

Lounge – 5.33m x 3.20m (17'6 x 10'6)

Inner Hallway / Lobby

Bathroom/WC

Kitchen/Diner – 3.05m x 2.59m (10' x 8'6)

## First Floor

Landing

Bedroom 1 – 3.20m x 3.05m (10'6 x 10')

Bedroom 2 – 2.36m x 2.13m (7'9 x 7')

## Outside

Front Garden

Side Garden

**Built early 1900s. - Characterful Two-Bedroom Semi-Detached Home in a Highly Sought-After Setting**

Bursting with charm and ideally located, this attractive two-bedroom semi-detached home offers a wonderful combination of period character and modern convenience.

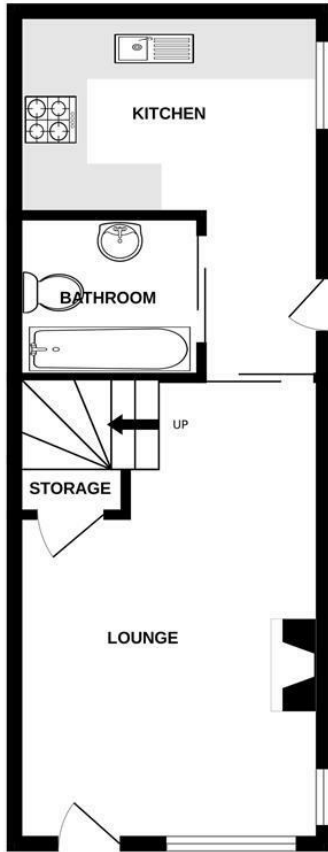
Positioned just moments from the train station and local bus links, commuting is effortless. The bustling High Street is also within easy walking distance, where you can enjoy a great selection of cafés, restaurants, bars, pubs, boutique shops and a popular weekly market held every Wednesday.

Internally, the property offers a welcoming lounge featuring a cosy log burner, a fitted kitchen, two good-sized bedrooms and a contemporary bathroom. The front aspect windows provide lovely outlooks, enhancing the overall sense of warmth and appeal throughout the home.

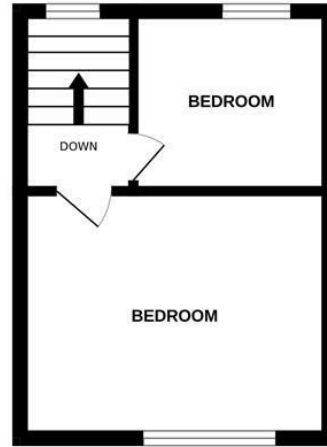
Externally, the property benefits from private off-street parking to the front, along with a low-maintenance side garden — an ideal spot for unwinding or hosting friends with ease.

Perfect for first-time buyers, downsizers or investors, this is a fantastic opportunity to secure a charming and well-located home close to everyday amenities and excellent transport connections.

GROUND FLOOR  
363 sq.ft. (33.7 sq.m.) approx.



1ST FLOOR  
190 sq.ft. (17.6 sq.m.) approx.



TOTAL FLOOR AREA: 553 sq.ft. (51.4 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.  
Made with MetroQuest

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			
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.