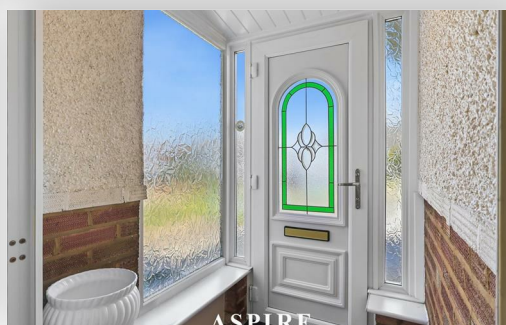


To arrange a viewing contact us
today on 01268 777400



ASPIRE



Poplar Road, Rayleigh Offers in excess of £425,000

*** VIEWING EVENT - SATURDAY 9TH MAY ***

Aspire are pleased to present this well-maintained three-bedroom semi-detached bungalow, ideally positioned on the popular Poplar Road in Rayleigh. Offering spacious and versatile accommodation throughout, this home is perfect for buyers looking for comfortable single-level living in a convenient and well-connected location.

The property offers three well-proportioned bedrooms, a bright living room, fitted kitchen, and a three-piece bathroom suite complete with step-in shower. To the rear, the home has been enhanced by a generous orangery, creating an additional sitting area which also works perfectly as a dining space, overlooking the rear garden.

The home has clearly been cared for over the years, with the boiler recently serviced and passed, along with a new roof installed within the last 15 years, offering further reassurance for the next owner.

Externally, the property benefits from a driveway providing parking for two vehicles, shared side access leading to a detached garage, and a beautifully kept rear garden offering a peaceful space to relax, entertain, or enjoy throughout the seasons.

Location is a real highlight, with Rayleigh Train Station approximately 1.5 miles away, providing Greater Anglia links for commuters. Rayleigh High Street is just over one mile away, offering a range of shops, cafés, restaurants and everyday amenities. The property is also situated within catchment for Wyburns Primary School and The FitzWimarc School.

A well-kept bungalow, a sought-after Rayleigh location, and space to make it your own. This is the kind of home buyers wait for, and the one they regret missing.

www.aspireestateagents.co.uk

Driveway

Hallway

Living Room

13'10" x 12'8" (4.24 x 3.88)

Kitchen

11'11" x 8'5" (3.64 x 2.59)

Dining Room / Orangery

22'0" x 11'11" (6.73 x 3.64)

Bathroom

8'7" x 7'6" (2.64 x 2.30)

Bedroom One

11'10" x 10'11" (3.62 x 3.34)

Bedroom Two

13'5" x 9'3" (4.11 x 2.83)

Bedroom Three

8'11" x 7'11" (2.72 x 2.42)

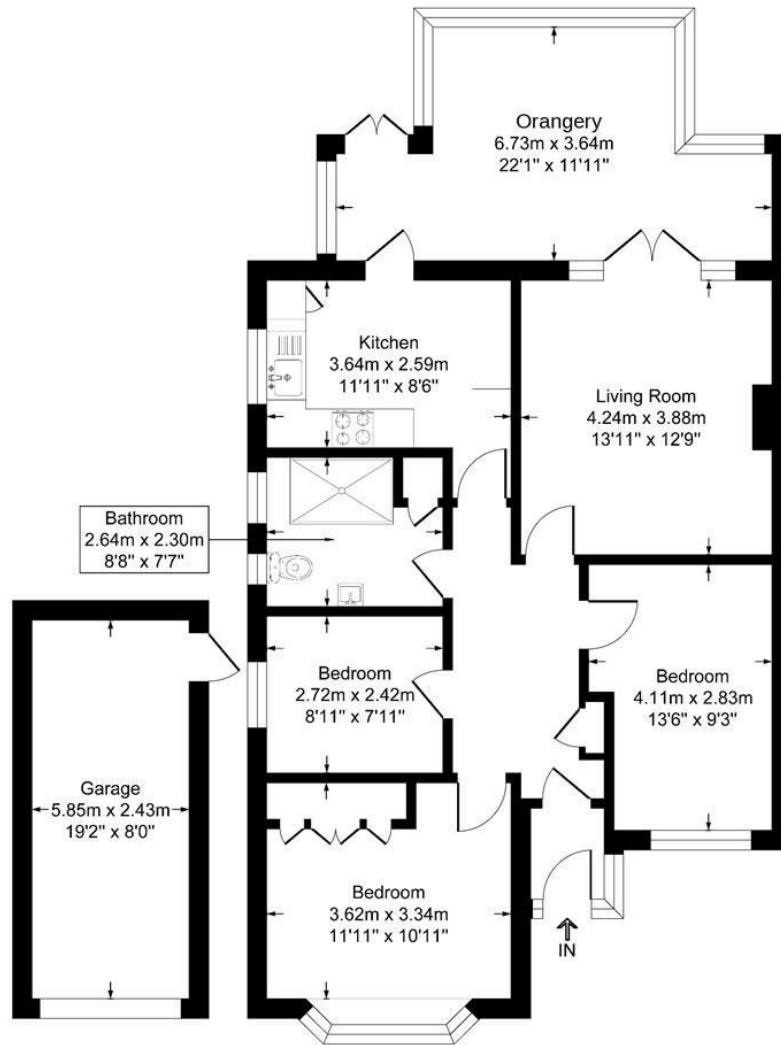
Garden

Garage

19'2" x 7'11" (5.85 x 2.43)

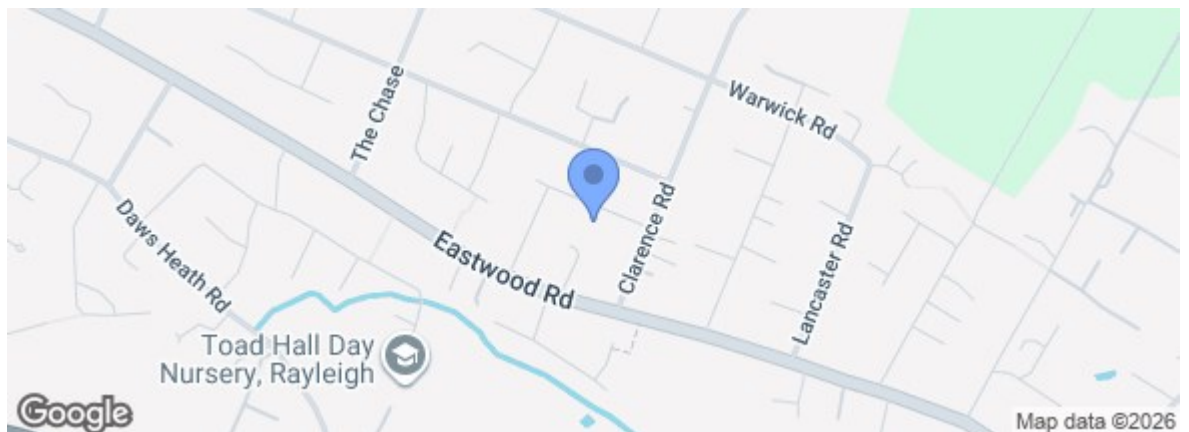
Poplar Road

Approximate Gross Internal Floor Area = 113.2 sq m / 1219 sq ft



Garage

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			
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	



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.