

To arrange a viewing contact us  
today on 01268 777400



## Down Hall Road, Rayleigh Guide price £500,000

This impressive detached family home is ideally situated within easy reach of the High Street and mainline station, offering both convenience and connectivity. Beautifully presented throughout, the property retains a wealth of charming period features, thoughtfully blended with modern comforts. Guide Price £500,000 to £535,000.

The spacious lounge provides an inviting space for relaxing with family or entertaining guests, while the separate dining room—with French doors opening directly onto the rear garden—creates a seamless indoor-outdoor flow, perfect for summer gatherings or year-round entertaining.

The well-appointed Shaker-style kitchen offers ample storage and worktop space, ideal for preparing family meals or exploring new culinary creations. A ground floor cloakroom adds further practicality to the layout.

Upstairs, three generously proportioned bedrooms provide comfortable private spaces for the whole family. The luxurious four-piece family bathroom is a standout feature, boasting a freestanding roll-top bath and a walk-in double shower—catering to both indulgent soaks and refreshing starts to the day.

Externally, the well-maintained rear garden is perfectly suited for al fresco dining, family barbecues, or simply enjoying the sunshine. A charming summerhouse offers a shaded retreat or potential for a garden office or studio.

To the front, a secure gated driveway provides ample off-road parking for multiple vehicles, enhancing both privacy and convenience.

This property is positioned close to a range of local amenities and within walking distance of the High Street, which offers a variety of shops, cafes, bars, and restaurants. It also falls within the catchment for highly regarded local schools, including Sweyne Park Secondary School. For commuters, the nearby mainline station provides fast and direct services to London Liverpool Street.

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

#### Entrance

Charming stained glass door opens into a welcoming hallway featuring a radiator, dado rail, under-stairs storage cupboard, and elegant picture rail. Traditional lead light windows to the front add character, complemented by coved cornicing and an ornate ceiling rose. Stairs rise to the first floor with doors leading to:

#### Lounge

15'7" x 12'9"

A beautifully presented space with fitted carpet and a stunning feature fireplace housing a log burner. Includes a radiator, double-glazed bay window to the front, wall-mounted lighting, picture rail, and elegant coved cornicing with ceiling rose detail.

#### Dining Room

15'10" x 10'9"

Perfect for entertaining, this spacious room features a fireplace, radiator, double-glazed bay windows to both the side and rear, and double-glazed French doors opening onto the rear garden. Finished with a picture rail, decorative cornicing, and a central ceiling rose.

#### Kitchen

9'6" x 8'10"

Fitted with a range of classic Shaker-style wall and base units with granite worktops and under-cabinet task lighting. Inset sink with mixer tap, space for a range cooker with extractor hood above, integrated dishwasher and microwave, and space for a washing machine. Wood flooring throughout, with a double-glazed window and door to the side. Finished with part-tiled walls.

#### Ground Floor Cloakroom

Stylish two-piece suite comprising a wall-mounted corner wash hand basin with mixer tap and a low-level WC. Finished with wood flooring, part-tiled walls, and a double-glazed obscure window to the side for natural light and privacy.

#### First Floor Landing

Features dado rail, picture rail, and a double-glazed window to the side. Decorated with coved cornicing and providing access to all first-floor rooms.

#### Master Bedroom

15'6" x 9'10"

Generously sized double bedroom with fitted carpet, feature fireplace, radiator, and a large double-glazed bay window to the front. Finished with picture rail and decorative coved cornicing.

#### Bedroom Two

13'1" x 10'9"

Spacious second bedroom with fitted carpet, feature fireplace, radiator, and double-glazed window to the rear. Includes picture rail and coved cornicing.

#### Bedroom Three

8'1" x 6'9"

Ideal as a guest room or home office, featuring fitted carpet, radiator, and a charming oriel bay window to the front. Includes picture rail, coved cornicing, and loft access.

#### Bathroom

A luxurious four-piece suite comprising a large walk-in shower with rainfall head and handheld attachment, freestanding roll-top bath with mixer tap and handheld shower, pedestal wash hand basin, and low-level WC. Radiator with heated towel rail, double-glazed obscure window to the rear, picture rail, and recessed ceiling spotlights.

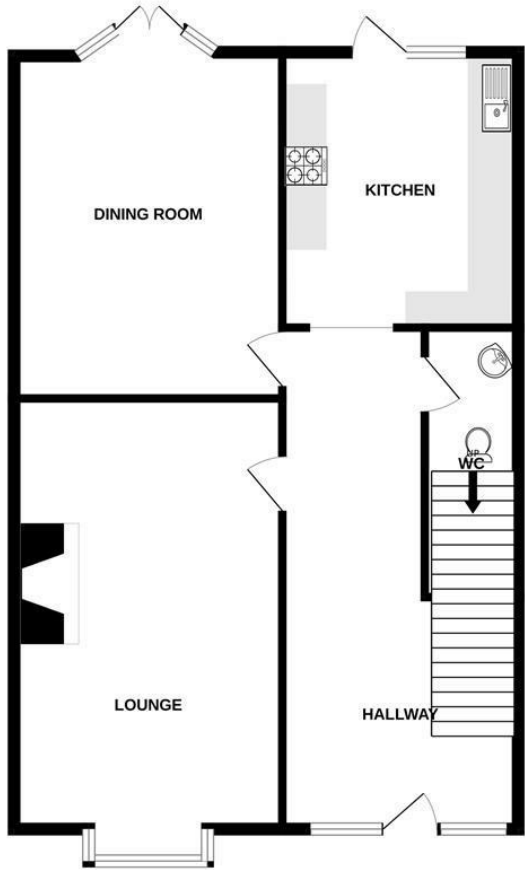
#### Rear Garden

Beautifully landscaped rear garden beginning with a raised decked terrace, stepping down to a lower decked area. The remainder is laid to lawn with well-stocked shrub borders. A delightful summer house (14'11" x 10'4") sits at the rear, complete with power and lighting —perfect for a home office, studio, or entertaining space.

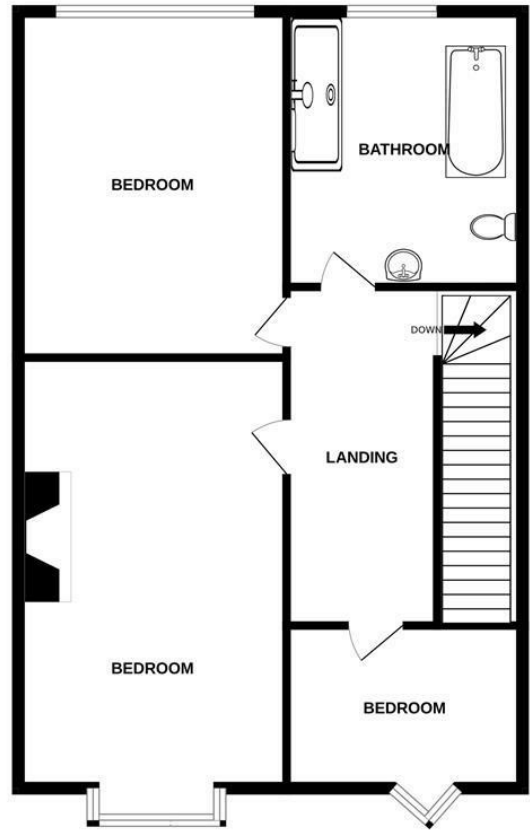
#### Front Garden & Driveway

Attractive frontage with a brick retaining wall, wrought iron balustrade, and matching double gates leading to a spacious block-paved driveway offering ample off-road parking. A brick-built shed (approx. 13' x 5') provides additional storage and includes power and lighting. Gated side access to the rear garden.

GROUND FLOOR  
833 sq.ft. (77.3 sq.m.) approx.



1ST FLOOR  
833 sq.ft. (77.4 sq.m.) approx.



TOTAL FLOOR AREA : 1666 sq.ft. (154.7 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.  
Made with Metropix ©2025

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	



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.