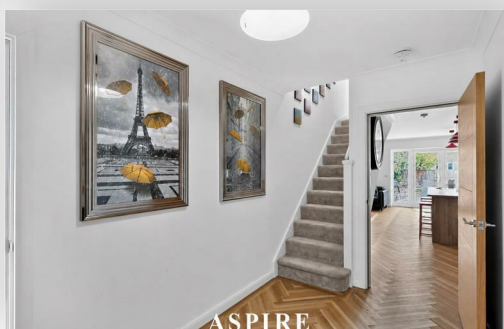
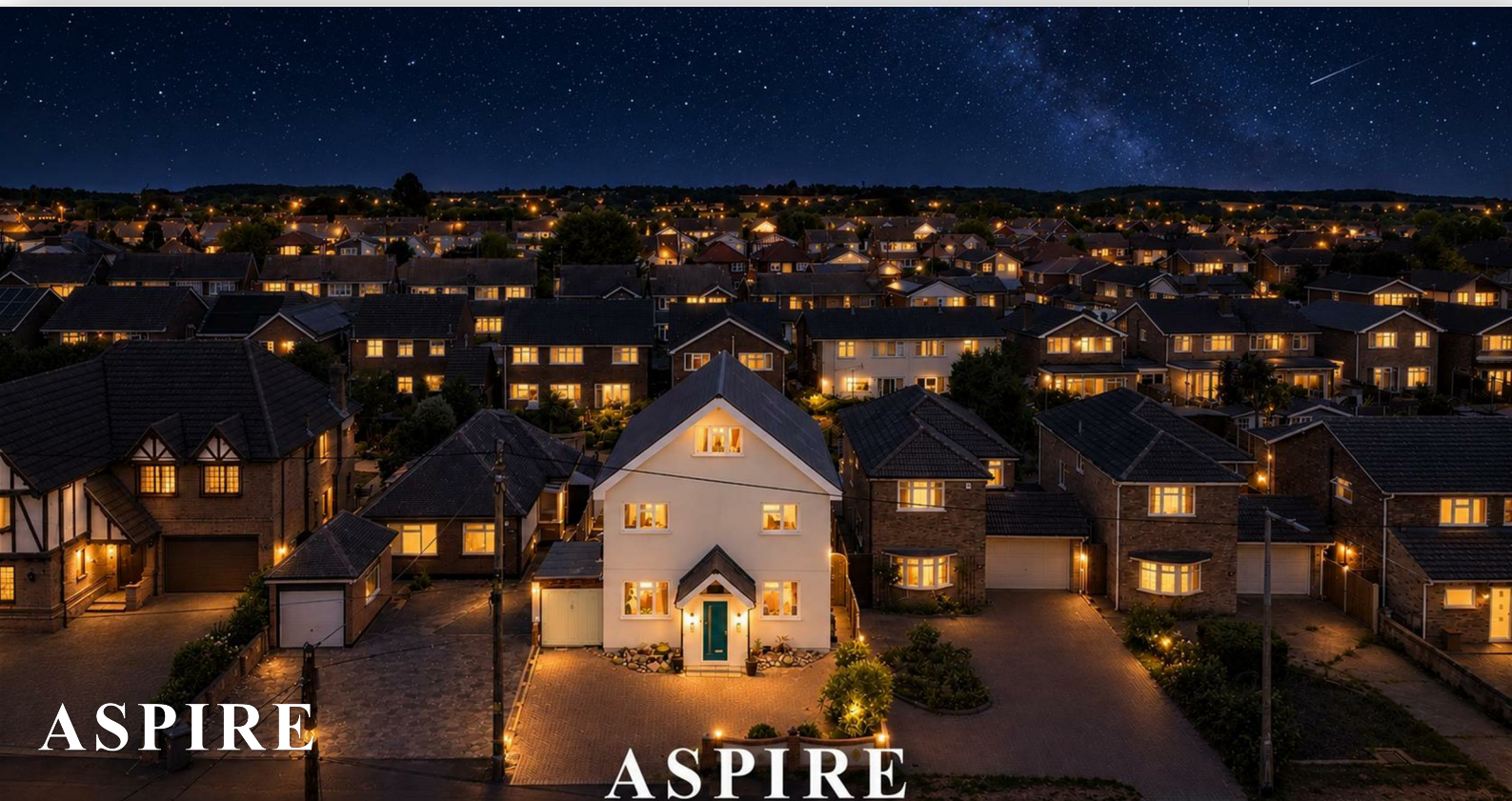


*To arrange a viewing contact us
today on 01268 777400*



Eastwood Road, Rayleigh Guide price £800,000

GUIDE PRICE £800,000-£850,000

Originally a bungalow, this impressive home has been completely reconfigured in recent years to create a substantial three-storey, five-bedroom family residence offering over 2,500 sq ft of versatile accommodation, with further scope to personalise, extend or add additional ensuite facilities.

Situated on Eastwood Road, the property is ideally placed for Rayleigh town centre, commuter links, schools, shops and local amenities. Outside, there is off-street parking for multiple vehicles, a garage, and approved planning for a full-length pitched-roof garage along the side of the property.

The accommodation begins with a bright entrance porch and spacious hallway, leading to a large utility room and an impressive open-plan kitchen, dining and living area. Beautiful herringbone flooring runs throughout, while doors to the rear garden allow plenty of natural light.

The sunny rear garden is currently unfinished, giving the new owners the opportunity to landscape it to their own taste. Selected marketing images have used AI technology to demonstrate the garden's potential.

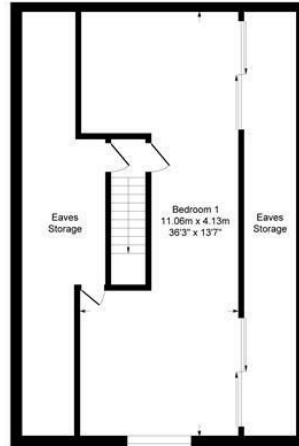
To the first floor are four double bedrooms, with bedrooms two and three benefiting from large walk-in wardrobe areas with plumbing already in place for potential ensuites. Bedroom five is currently used as a dressing room but remains a double bedroom. A family bathroom with separate bath and shower completes this floor.

The entire second floor is dedicated to an impressive 36ft principal bedroom, with extensive eaves storage running along both sides. An additional office area also has plumbing in place for a potential ensuite and

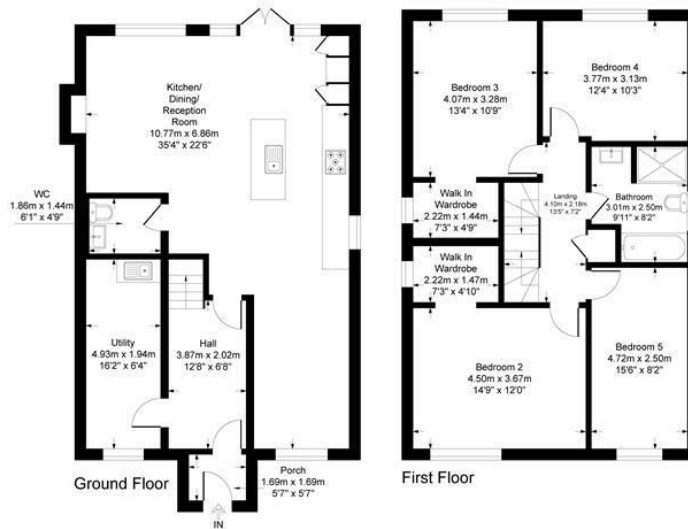
AGENTS NOTE: This home generously comes with planning permission for a 6m rear extension and full length garage with pitched roof. There is also approval for sky lights in the loft room and plumbing in bedrooms 1, 2 & 3 for potential of ensembles if wanted.

207 Eastwood Road

Approximate Gross Internal Floor Area = 235.1 sq m / 2531 sq ft
(Including Eaves Storage)
Eaves Storage = 33.2 sq m / 357 sq ft



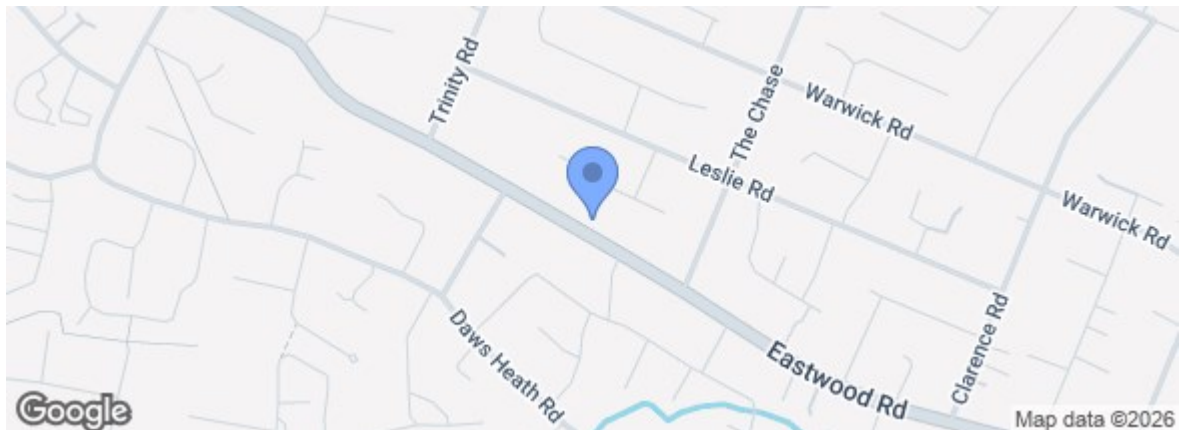
Second Floor



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		77	83
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			



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.