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## Cordelia Crescent, Rayleigh Guide price £425,000

**\*\*CHARACTER CHARM MEETS CONTEMPORARY LIVING\*\***

Guide Price £425,000-£450,000

Aspire are pleased to present this truly beautiful four bedroom semi detached home, where timeless character and modern living come together perfectly. Set across three floors and presented in immaculate condition throughout, this is a home that offers warmth, charm and generous space from the moment you step inside.

The ground floor welcomes you with a bright and spacious living room, complete with a classic box bay window that fills the room with natural light. From here, the home flows into a wonderful dining and family area, a space full of rustic elegance and personality. Exposed timber beams, character detailing and a stunning brick built fireplace with a cosy gas fire create the perfect setting for family evenings, entertaining or simply relaxing at the end of the day.

The kitchen has been stylishly fitted with modern units, integrated appliances and a breakfast bar, giving the home a practical yet sociable heart. It is a lovely space for everyday family life, while still keeping the charm and feel of the property.

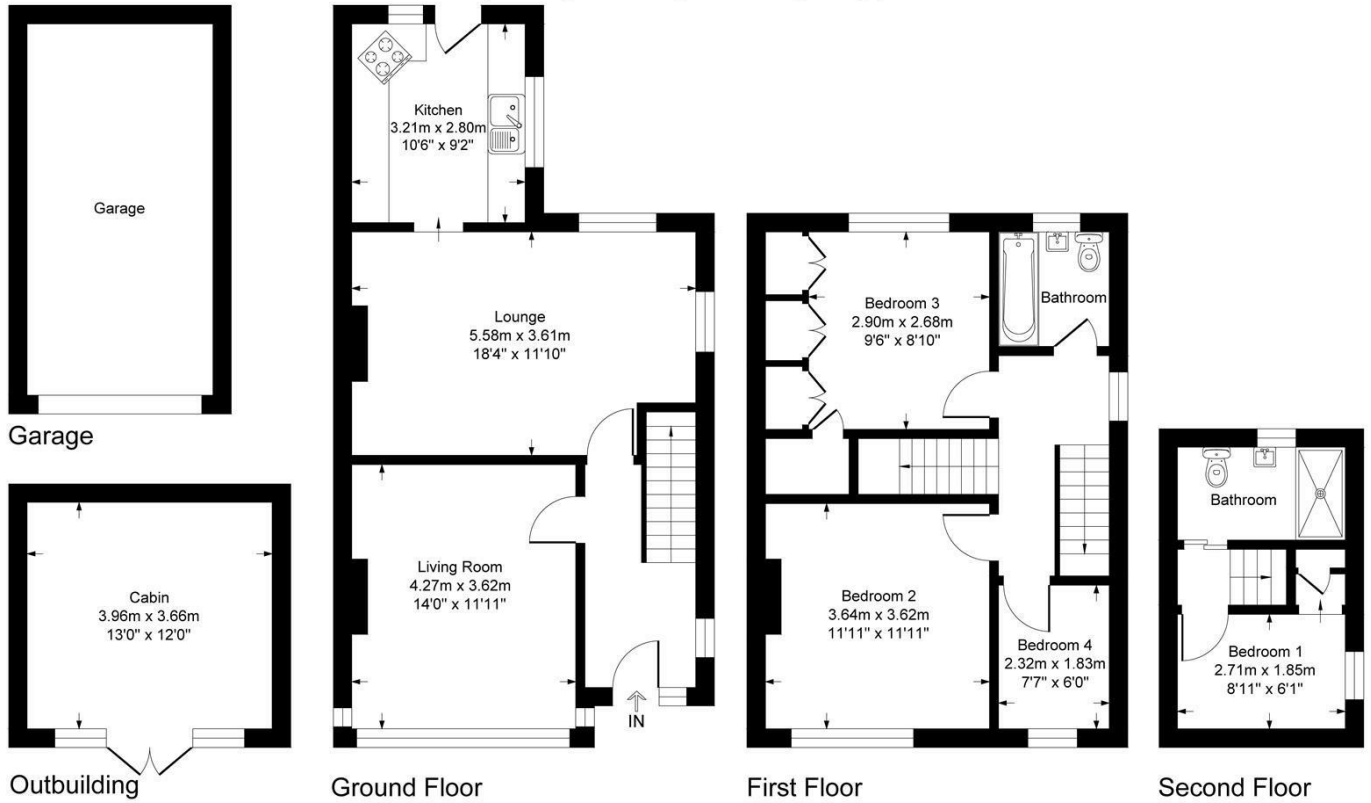
On the first floor, there are two generous double bedrooms, both benefitting from excellent fitted storage, along with a well proportioned single bedroom. A modern family bathroom completes this level, offering a fresh and contemporary finish.

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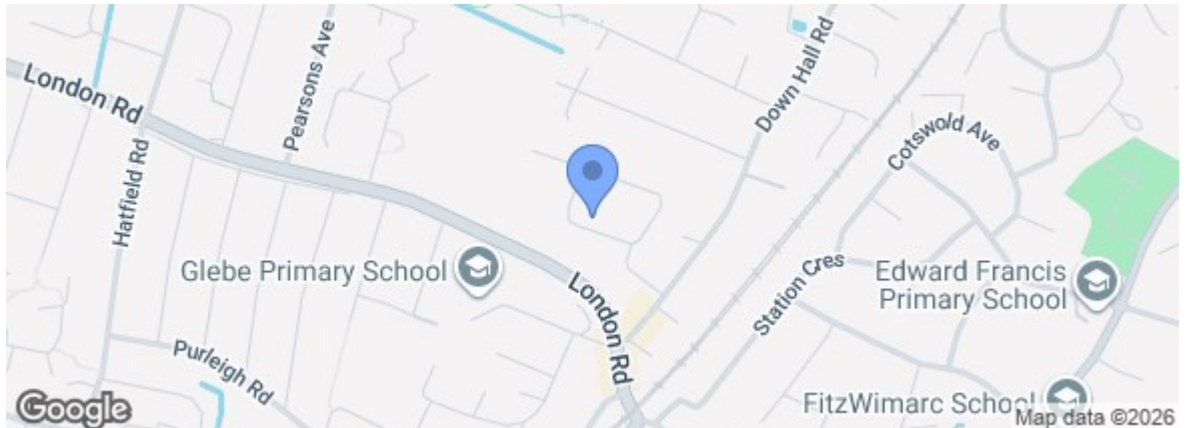


# Cornelia Close

Approximate Gross Internal Floor Area = 124.2 sq m / 1337 sq ft  
(Including Outbuilding & Excluding 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 <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.