



* £550,000- £575,000 * Proudly positioned on Rayleigh Drive, Leigh-on-Sea, this splendid detached family home offers an exceptional living experience. With four spacious bedrooms and three well-appointed bathrooms, this property is perfect for families seeking comfort and convenience. As you enter, you are greeted by a generously sized lounge that flows seamlessly into a delightful conservatory, providing an ideal space for relaxation and entertaining. The home boasts three reception rooms, allowing for versatile living arrangements to suit your family's needs. The master bedroom features an en-suite bathroom, ensuring privacy and comfort, while a family bathroom and a convenient downstairs WC add to the practicality of the layout. The property is set on a substantial plot with a south-facing rear garden, perfect for enjoying sunny days and outdoor gatherings. Ample off-street parking is available, accommodating up to several vehicles, along with a detached garage for additional storage or workshop space. Located within walking distance to local amenities, this home is also in close proximity to the esteemed Westcliff Grammar School for Boys and Girls, making it an excellent choice for families prioritising education. This detached house on Rayleigh Drive is not just a home; it is a lifestyle choice that combines space, comfort, and convenience in a sought-after location. Do not miss the opportunity to make this wonderful property your own.

- Stunning detached family home
- Large driveway and sideways creating parking for several vehicles
- Four great-sized bedrooms
- Three bathrooms including a family bathroom, downstairs wc and en-suite
- Fully fitted kitchen with access to utility area
- South facing rear garden with outbuilding
- Modern throughout
- Belfairs Academy school catchment
- Walking distance to local amenities
- Short drive to Leigh Broadway and Leigh Station

Rayleigh Drive

Leigh-on-Sea

£550,000

Price Guide



Rayleigh Drive



Frontage

Block paved driveway for four vehicles at the front, side gates allowing further parking for three vehicles, side access to the rear garden, side access to the utility area on one side, access to:

Entrance Hallway

8'0" x 8'0"

Smooth ceiling with a pendant light, composite entrance door to the front with adjacent double glazed windows, double glazed windows to the side, radiator, tiled floor, door to:

Inner Hallway

17'1"

Smooth ceiling, large storage cupboard, cupboard housing the utility meters, carpeted stairs to the first floor, tiled floor, radiator.

Lounge

21'5" x 11'11"

Smooth ceiling, double glazed windows to the rear and side, two radiators, tiled flooring, double glazed French doors to the rear leading out to the brick-based conservatory.

Brick-Based Conservatory

12'11" x 10'8"

Smooth ceiling with inset spotlight, double glazed windows to the rear and sides, tiled flooring, radiator, double glazed French doors to the rear leading out to the garden.

Bedroom Four/Dining Room

13'10" x 7'11"

Smooth ceiling, double glazed windows to the side, radiator, tiled flooring.

Bedroom One (downstairs)

13'7" into the bay x 6'5"

Smooth ceiling, double glazed bay window to the front, double glazed windows to the side, tiled floor, door to:

En-Suite to Bedroom One

8'7" x 2'8"

Smooth coved ceiling, obscured double glazed window to the side, low-level WC, vanity unit wash basin, shower cubicle with a rainfall head, chrome heated towel rail.

Kitchen

9'9" x 7'8"

Smooth ceiling with inset spotlights. Modern handleless white gloss kitchen comprising of: wall and base level units with granite worktops, 1.5 sink with draining grooves, four ring Bosch hob with an extractor fan above, pan drawers, open serving hatch opening into the lounge, integrated CDA oven and an integrated grill, integrated fridge, integrated AEG dishwasher, tiled flooring, door to:

Utility Room

11'7" x 4'7"

Obscured double glazed windows to the side, UPVC double glazed door to the front leading out to your side storage area (which has a gate to the front driveway), quartz worktop with space underneath for a washing machine, freezer, wall mounted boiler, chrome heated towel rail.

Downstairs WC

6'5" x 2'4"

Smooth ceiling, low-level WC, corner vanity unit wash basin, chrome heated towel rail, extractor fan, fully tiled walls and floor.

First Floor Landing

Smooth ceiling with inset spotlights, radiator, carpet.

Bedroom Two

13'1" x 12'7"

Smooth ceiling with a pendant light, double glazed windows to the side, radiator, carpet. floor to ceiling fitted sliding door wardrobes, door to:

Bedroom Three

12'3" x 9'3" up to eaves storage cupboards

Smooth ceiling with inset spotlights, double glazed windows to the rear overlooking the garden, full range of eaves storage cupboards, radiator, laminate flooring.

Family Bathroom

7'8" x 5'6"

Smooth ceiling with inset spotlights, obscured double glazed windows to the side, paneled bath with a shower attachment, combined vanity unit wash basin and low-level WC, chrome heated towel rail, fully tiled walls and flooring.

Walk-In Dressing Room

9'6" x 6'4"

Access to eaves, hanging rails, carpet.

South Facing Rear Garden

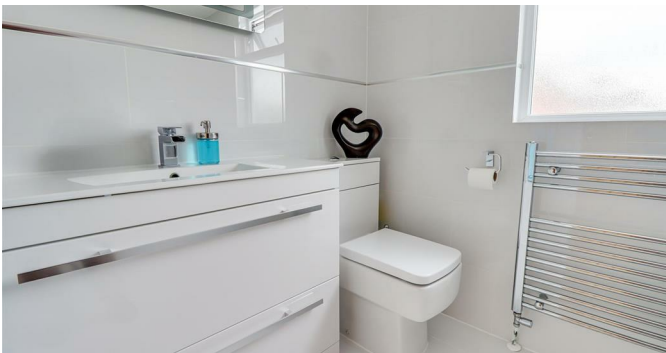
Commences with a patio area with the remainder laid to lawn, flower and shrub borders, access to the side and front driveway, outside lighting, outside tap.

Outbuilding

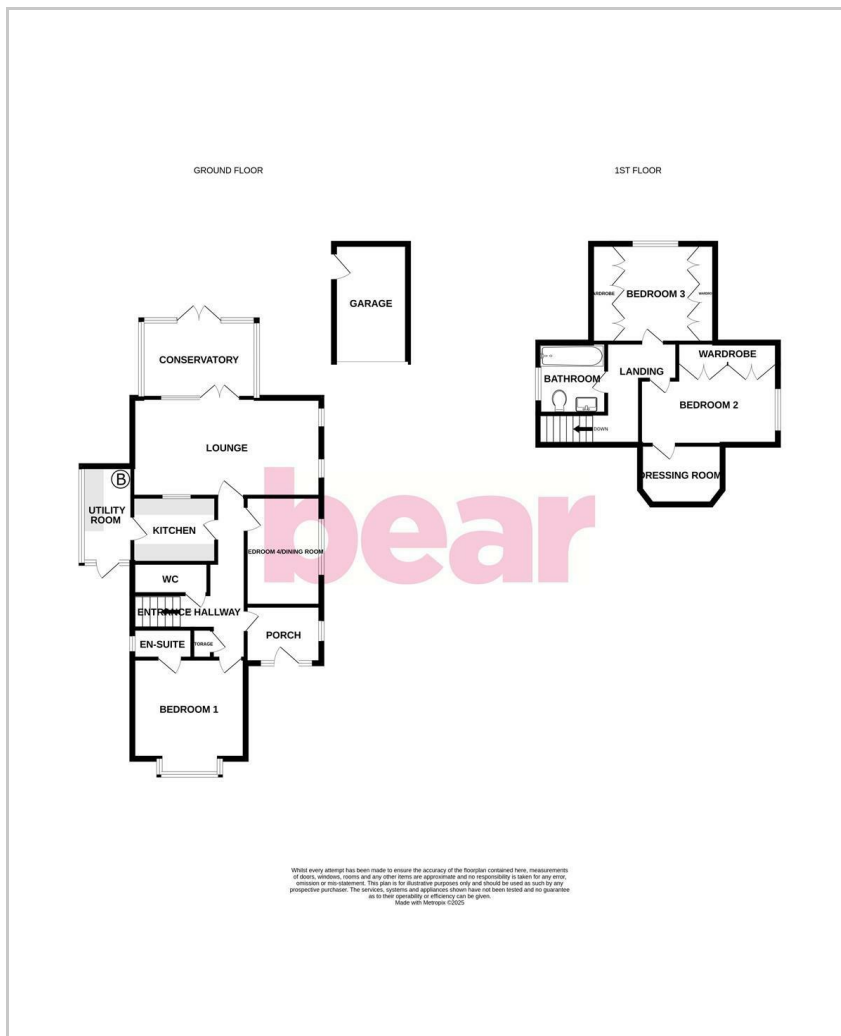
Detached Garage

15'10" x 8'2"

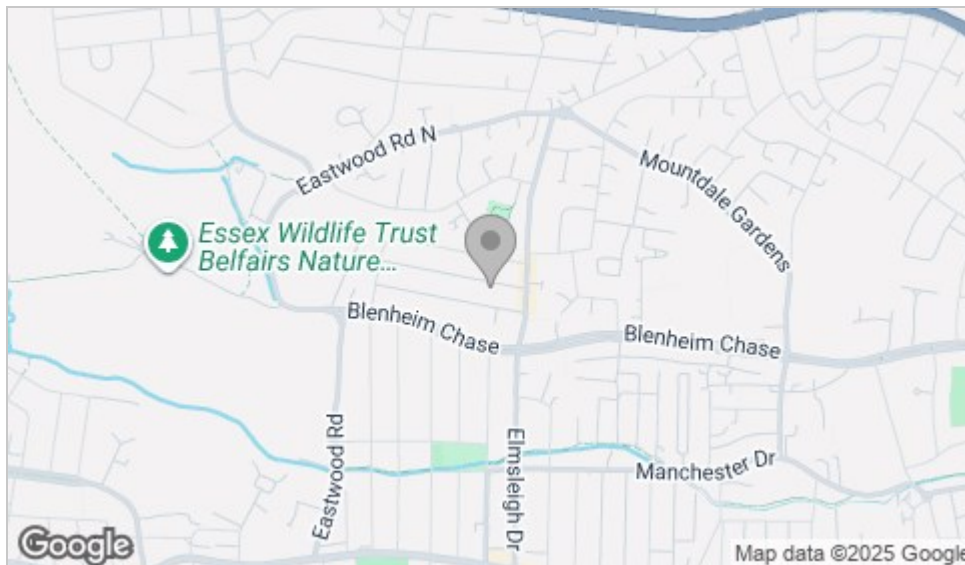
Metal doors to the front, UPVC double glazed door to the side leading out to the garden, obscured double glazed window to the rear, space for an overspill fridge freezer, space for a washing machine, laminate flooring, power, lights.



Floor Plan



Area Map



Viewing

Please contact our Leigh-on-Sea Office on 01702 887 496 if you wish to arrange a viewing appointment for this property or require further information.

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1336 London Road, Leigh-on-Sea, Essex, SS9 2UH

Office: 01702 887 496 los@bearestateagents.co.uk <http://www.bearestateagents.co.uk/>

Energy Efficiency Graph

