



Rayleigh Avenue | Leigh-on-Sea | SS9 5DR

Guide Price £600,000

**bear**  
*Estate Agents*

**Rayleigh Avenue |  
Leigh-on-Sea | SS9 5DR  
Guide Price £600,000**

\* £600,000 - £625,000 \* This impressive detached family home occupies a generous corner plot and offers spacious, contemporary accommodation throughout. Located on Rayleigh Avenue in Leigh-on-Sea, the property is ideally positioned for excellent schools, transport links and a wide range of amenities.

- Detached Family Home on a Large Corner Plot
- Stunning Kitchen/Diner with French Doors
- Large Master Bedroom with Ensuite Shower Room
- Modern Three Piece Family Bathroom
- Off-Street Parking and Side Access
- Bay Fronted Lounge with Log Burner
- Ground Floor Study and WC
- Two Further Double Bedrooms and One Single Bedroom
- Large Rear Garden with Outbuilding/Workshop
- Air-Conditioning, CCTV, Double Glazing and Gas Central Heating





The accommodation begins with a welcoming entrance hall. A bay fronted lounge sits to the front of the property and features a log burner, creating a warm and inviting space. The heart of the home is the stunning kitchen/diner, which benefits from French doors opening onto the rear garden and a courtesy door to the side aspect, ideal for family living and entertaining. A single sliding door leads into a study, while the ground floor also offers an under stair WC and useful storage. Upstairs, the landing provides access to a large master bedroom with space for a super king-sized bed and a modern ensuite shower room. Two further double bedrooms and a single bedroom are served by a contemporary three piece family bathroom, with additional storage throughout. Externally, the home enjoys a large rear garden complete with an outbuilding/workshop, side access and off-street parking. Further benefits include CCTV, air-conditioning to three bedrooms, double glazing and gas central heating.

Situated on Rayleigh Avenue in Leigh-on-Sea, the property falls within catchment of Wyburns Primary School and The Fitzwimarc School. The area offers excellent access to bus links, parks and local amenities, as well as convenient routes to the A127. Rayleigh Train Station, London Southend Airport, Southend Hospital and the city centre are all easily accessible, making this an exceptionally well-connected and desirable family location.

## Four Bedroom Detached House

### Entrance Hall

16'11 x 7'0 (5.16m x 2.13m)



**Lounge**

13'1 x 12'8 (3.99m x 3.86m)

**Kitchen/Diner**

20'1 x 13'3 (6.12m x 4.04m)

**Study**

12'8 x 4'8 (3.86m x 1.42m)

**WC**

6'9 x 2'6 (2.06m x 0.76m)

**Landing****Bedroom One**

12'10 x 12'7 (3.91m x 3.84m)

**Ensuite**

6'9 x 3'9 (2.06m x 1.14m)

**Bedroom Two**

10'11 x 10'8 (3.33m x 3.25m)

**Bedroom Three**

12'3 x 8'11 (3.73m x 2.72m)

**Bedroom Four**

9'1 x 7'2 (2.77m x 2.18m)

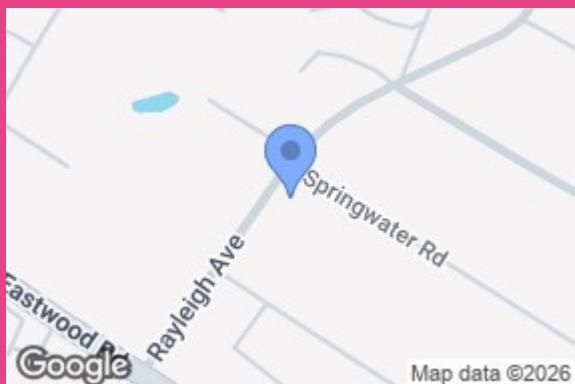
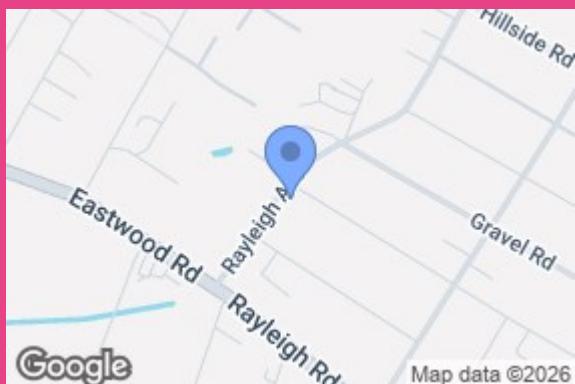
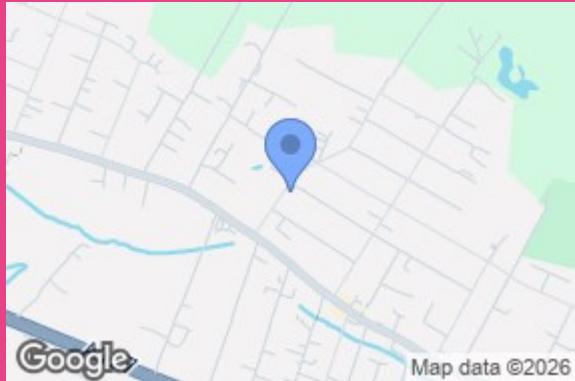
**Three Piece Bathroom**

7'10 x 5'5 (2.39m x 1.65m)

**Storage****Garden****Outbuilding/Workshop**

18'1 x 7'2 (5.51m x 2.18m)

**Off-Street Parking**



GROUND FLOOR  
66.4 sq.m. (716 sq.ft.) approx.

1ST FLOOR  
53.9 sq.m. (580 sq.ft.) approx.

**Energy Efficiency Rating**

	Current	Potential
Very energy efficient - lower running costs (A2 plus)	A	80
(B1-91)	B	
(B1-80)	C	
(55-68)	D	
(35-54)	E	46
(21-38)	F	
(1-20)	G	
Not energy efficient - higher running costs		
EU Directive 2002/91/EC		

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements are approximate and no dimensions should be relied upon for any legal or financial purposes without first consulting a professional surveyor. This plan is for illustrative purposes only and should not be used as facts and figures. The information contained in this plan is the copyright of Bearestateagents.co.uk and must not be reproduced in whole or in part without written permission.

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