



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

Guide Price £1,200,000

bear
Estate Agents

**Rayleigh Avenue |
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This substantial detached family home offers exceptional space arranged over three floors, set on a generous west-facing plot in one of Eastwood's most desirable roads. Beautifully presented throughout, the property combines elegant reception spaces with flexible bedroom accommodation, making it ideal for large or growing families. With an impressive garden, balcony views and excellent transport links, this is a standout home at the top end of the market.

- Impressive Detached Family Home
- Multiple Reception Rooms plus a Home Office
- Principal Suite with Dressing Room and Ensuite
- West Facing, Exceptionally Large Rear Garden
- Access from Disraeli Road
- Five Double Bedrooms over Three Floors
- Spacious Integrated Kitchen with Island and Sun Room
- Versatile Second Bedroom/Games Room with a Balcony & WC
- Off-Street Parking and Integral Garage
- Well Presented and Ready to Move into





The ground floor begins with a welcoming entrance hall giving access to a formal sitting/dining room to the front and a large dual-aspect lounge featuring a fireplace and bi-folding doors opening onto the rear garden. The kitchen is a real focal point, fitted with integrated appliances, a central island and opening seamlessly into a bright and airy sun room overlooking the garden. Further benefits include a utility room, home office, ground floor WC and internal access to the garage. Upstairs, the first floor offers four generous double bedrooms. The master suite enjoys a rear aspect with access to a dressing room and a modern ensuite shower room, while the remaining bedrooms are served by a four-piece family bathroom. The second floor provides a highly versatile open-plan bedroom or games room with ample storage, its own WC and bi-folding doors opening onto a large balcony with views across the rear garden.

Externally, the west-facing rear garden is incredibly spacious, mainly laid with lawn with patio seating areas, ideal for families and entertaining. There is also gated rear access onto Disraeli Road, which can provide potential for further off-street parking. To the front, there is ample off-street parking and access to the garage. The property further benefits from double glazing and gas central heating throughout.

Situated on Rayleigh Avenue in Eastwood, Leigh-on-Sea, the property occupies a highly sought-after position just moments from Edwards Hall Park. Well-regarded schools are within easy reach, along with bus routes providing access to Rayleigh Train Station, London Southend Airport, Southend Hospital and the city centre. The A127 is also conveniently accessible, making this an excellent location for commuters and families alike.

Versatile Four/Five Bedroom Detached Family Home

Entrance Hall

18'8 x 7'11 (5.69m x 2.41m)

A spacious and welcoming entrance hall with feature staircase rising to the upper floors, understairs storage and access to all principal ground floor rooms.

Lounge

19'9 x 13'0 (6.02m x 3.96m)

An impressive dual-aspect living room featuring a fireplace and bi-folding doors opening directly onto the rear garden, ideal for entertaining.

Sitting/Dining Room

12'3 x 11'3 (3.73m x 3.43m)

A well-proportioned front-facing reception room, ideal for formal dining or additional living space.

Kitchen/Sun Room

29'10 x 12'0 (9.09m x 3.66m)

Kitchen: A spacious and well-appointed kitchen fitted with a range of integrated appliances, quartz work surfaces and a central island with seating, opening into the sun room.

Sun Room: A bright and airy addition with garden views, offering excellent space for informal dining or relaxation.

Utility Room

8'6 x 5'3 (2.59m x 1.60m)

Fitted with additional storage, sink and appliance space, with access to the side of the property and internal door to the garden.

Home Office

9'2 x 8'6 (2.79m x 2.59m)

A versatile room perfect for home working or a snug, positioned to the side aspect.

Ground Floor WC

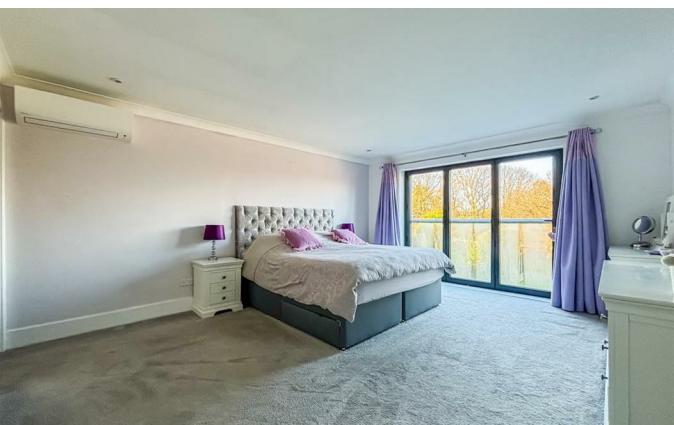
6'6 x 2'7 (1.98m x 0.79m)

Modern two-piece cloakroom comprising WC and vanity wash hand basin.

First Floor Landing

16'7 x 13'9 (5.05m x 4.19m)

Generous landing with access to four bedrooms, the family bathroom and stairs rising to the second floor.



Principle Bedroom

16'7 x 13'1 (5.05m x 3.99m)

A sizeable rear-facing principal bedroom featuring bi-folding doors to a Juliet balcony and access to a dressing room and ensuite shower room.

Dressing Room and Ensuite

10'0 x 9'9 (3.05m x 2.97m)

Dressing Room: Fitted storage with side window, leading directly into the ensuite.

Ensuite: Modern three-piece suite including walk-in shower, vanity wash hand basin and WC.

Bedroom Two

13'3 x 12'10 (4.04m x 3.91m)

A large double bedroom with bay window to the front aspect.

Bedroom Three

12'6 x 10'8 (3.81m x 3.25m)

A well-proportioned double bedroom with additional storage.

Bedroom Four

12'6 x 10'1 (3.81m x 3.07m)

Rear-facing double bedroom with built-in storage.

Four Piece Family Bathroom

9'7 x 6'2 (2.92m x 1.88m)

Stylish four-piece bathroom suite comprising bath, separate shower, vanity wash hand basin and WC.

Bedroom Five/Games Room

25'1 x 15'6 (7.65m x 4.72m)

An impressive open-plan space offering excellent versatility, with extensive storage, WC and bi-folding doors opening onto the balcony.

Balcony

11'5 x 7'3 (3.48m x 2.21m)

A generous private balcony enjoying elevated views across the rear garden.

WC

4'10 x 3'0 (1.47m x 0.91m)

Two piece suite comprising of vanity unit and WC.

West Facing Garden

Exceptionally large and west-facing, mainly laid to lawn with patio areas, mature planting, access to the garage, gated rear access onto Disraeli Road which can provide potential off-street parking to the rear of the garden.

Garage

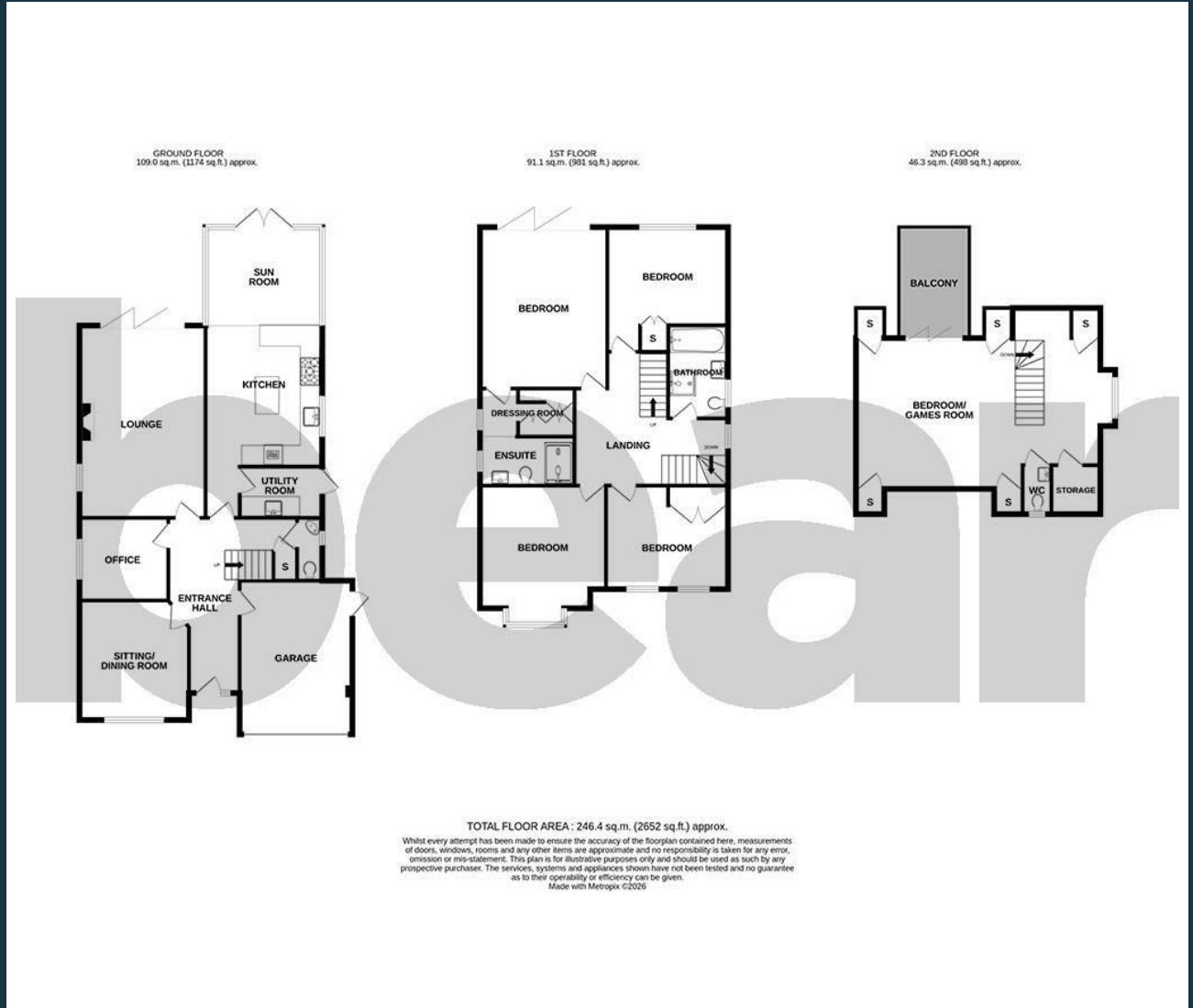
15'9 x 11'7 (4.80m x 3.53m)

Integral garage with power, lighting and courtesy door into the property.

Off-Street Parking

Ample off-street parking with access to the integral garage.





Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C		75	80
(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	

204 Woodgrange Drive
 Southend-on-Sea
 Essex
 SS1 2SJ
 01702 811211
 info@bearestateagents.co.uk
<https://www.bearestateagents.co.uk>