

80 Windsor Way, Rayleigh, SS6 8PF  
£500,000

**bear**  
*Estate Agents*



Guide Price £475,000 - £500,000\*

This beautifully modernised detached house offers a perfect blend of comfort and contemporary living. With Three well-proportioned bedrooms, including two spacious double rooms upstairs and a single room currently being use as an office, with further study being used as a double bedroom four, this property is ideal for families seeking both space and style.

As you enter, you are greeted by a generous open plan lounge diner, which creates a warm and inviting atmosphere, perfect for entertaining guests or enjoying family time. The modern design ensures that the space is both functional and aesthetically pleasing.

The house features two well-appointed bathrooms, ensuring convenience for all residents. A utility room adds to the practicality of the home, making laundry and storage a breeze. The garage provides storage.

Situated close to local amenities, this property benefits from easy access to shops, schools, and recreational facilities, making it an ideal location for families and professionals alike. With its modern features and spacious layout, this detached house on Windsor Way is a wonderful opportunity for anyone looking to settle in the vibrant community of Rayleigh. Don't miss the chance to make this delightful home your own.

#### **Porch**

5'10 x 3'7

Vinyl flooring throughout, smooth ceilings and storage cupboard.

#### **Hallway**

6'6 x 5'7

Vinyl flooring throughout, smooth ceilings with pendant ceiling light and coving to ceiling edge, wall mounted radiator and stairs to the first floor accommodation.

#### **Lounge**

26'0 x 14'7

Smooth ceiling with inset ceiling spotlights, double glazed windows to the front aspect, double glazed doors to the rear aspect, feature log burner, carpeted flooring throughout and power points.

#### **Kitchen**

8'5 x 10'2

Smooth ceiling with inset spotlights, double glazed window to the rear aspect, tiled walls surround, eye and base level units, sink with mixer tap, herringbone vinyl flooring, power points and access to the utility room.

#### **Utility Room**

7'9 x 6'7

Laminate flooring throughout, plumbing for washing machine, and space for tumble dryer and access into the garage.

#### **Downstairs Bathroom**

5'5 x 5'4

Tiled floors, tiled surrounds, WC, walk-in shower, with spotlights, vanity sink unit with mixer tap.

#### **Study / Bedroom Four**

11'11 x 7'10

Laminate floors throughout, smooth ceilings with coving to ceiling edge, wall-mounted lights, wall mounted radiator, plenty of power points, double-glazed window to the rear aspect, and a double-glazed obscure door to the side.

#### **Landing**

8'3 x 7'7

Carpeted flooring throughout and access to all bedrooms and bathroom.

#### **Bedroom One**

10'5 x 12'11

Smooth ceiling with pendant ceiling light, double glazed window to the front aspect, wall mounted radiator, power points, for storage and carpeted flooring throughout space.

#### **Bedroom Two**

11'2 x 9'7

Smooth ceiling with pendant ceiling light, double glazed window to the rear aspect, wall mounted radiator, power points, space for storage and carpeted flooring throughout.

#### **Bedroom Three**

9'11 x 7'4

Single bedroom with smooth ceiling with pendant ceiling light, double glazed window, wall mounted radiator, power points, space for storage and carpeted flooring throughout .

#### **Bathroom**

5'11 x 8'1

Smooth ceiling with pendant ceiling light, obscure double glazed window , corner shower unit, vanity sink unit with storage and WC, panelled bath and tiled surrounds.

#### **Exterior**

South facing rear garden with astro turf, composite decking and outbuilding, side access and off street parking for four vehicles.

#### **Agents Notes**

Every care has been taken to ensure the accuracy of these details, however, they do not form part of any offer or contract and should not be relied upon as



WELCOME TO  
**MANC**  
GARDEN

Welcome  
to My  
Garden

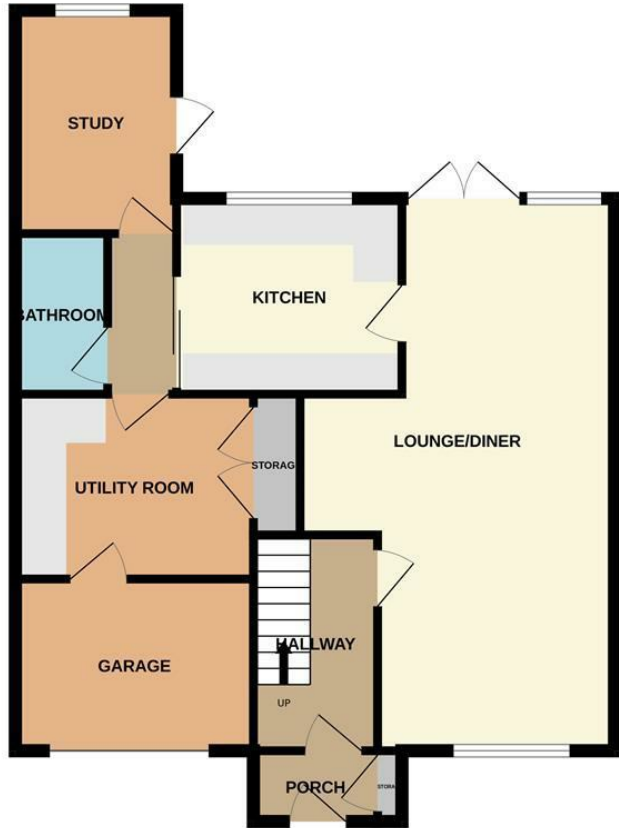




statements of fact. Measurement, descriptions and other information are provided in good faith and for guidance only. Prospective purchasers should verify all details independently. We have not tested any services, appliances or systems at the property.  
Tenure - Freehold  
Council Tax Band - D



GROUND FLOOR  
734 sq.ft. (68.2 sq.m.) approx.



1ST FLOOR  
373 sq.ft. (34.6 sq.m.) approx.



TOTAL FLOOR AREA : 1107 sq.ft. (102.8 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>	69	76
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	