



Hambro Hill | Rayleigh | SS6 8BW

Guide Price £500,000 - £525,000

**bear**  
Estate Agents

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Bear Estate Agents are delighted to present this beautifully modernised three bedroom semi-detached home, ideally located close to local amenities and offering excellent access for families and commuters alike. Finished to a high standard throughout, this property provides stylish and contemporary living space with a practical layout perfectly suited to modern day living.

Internally, the home boasts a spacious separate lounge, three well-proportioned bedrooms including a generous main bedroom with ensuite, and a newly fitted modern family bathroom. Every room has been tastefully updated, creating a true move-in ready home with a bright and welcoming feel throughout.

Externally, the standout feature of this fantastic property is the impressive 120ft rear garden, offering an exceptional outdoor space rarely found. With side access, off street parking, a large summer house complete with power and lighting, and stunning views overlooking an equestrian field, this garden provides the perfect setting for entertaining, relaxing, or enjoying peaceful countryside-style surroundings right on your doorstep.

- Semi Detached House
- Off Street Parking
- Modernised Throughout
- Large Rear Garden Overlooking Equestrian Land
- Three Bedrooms
- Side Access
- Ensuite Bathroom
- Close To Local Amenities

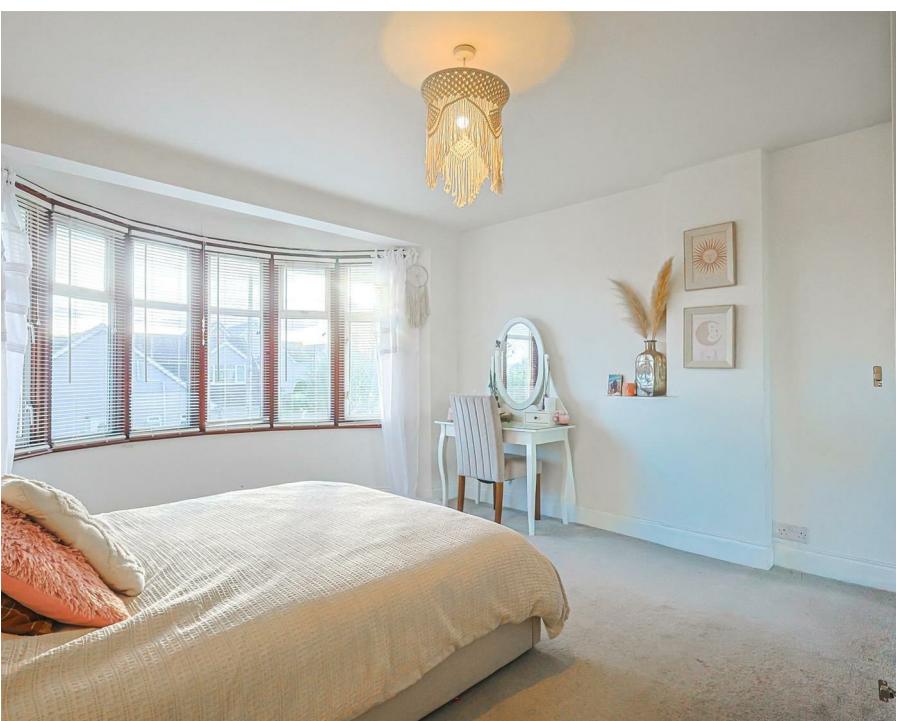
## Front Garden / Driveway

Driveway for multiple vehicles to front. Path leads to front door with remainder stoned area to side.

## Hallway

Wooden effect composite door with obscured windows surround to front, additional window to front, ceiling mounted light fitting, wall mounted radiator, access to under stairs cupboard and wooden effect flooring throughout.





## Kitchen

Spotlights, window to rear aspect, integrated storage cupboard, part tiled walls and tiled flooring throughout. Range of wall and floor mounted units, including integrated Neff oven with gas hob and extractor fan overhead, integrated sink and dryer, integrated dishwasher and integrated fridge and freezer.

## Dining Area

23'5 x 13'5 (7.14m x 4.09m )  
Spotlights, wall mounted vertical radiator, feature decorative tiled wall, access to lounge and kitchen area with wooden effect flooring throughout.

## Lounge

15'5 x 12'6 (4.70m x 3.81m )  
Four wall mounted light fittings, bay window to front, vertical wall mounted radiator, log burner with feature fireplace around and carpeted throughout.

## Bedroom One

12'5 x 12'10 (3.78m x 3.91m )  
Ceiling mounted light fitting, bay window to front, wall mounted radiator and carpeted throughout.

## Bedroom Two

13'6 x 9'9 (4.11m x 2.97m )  
Ceiling mounted light fitting, window to rear, wall mounted radiator and carpeted throughout. Access to ensuite bathroom.

## Ensuite

Spotlights, window to rear, tiled walls and tiled flooring throughout, heated towel rail, walk-in shower with rainfall showerhead, wash hand basin with integrated storage beneath and low-level WC.



### **Bedroom Three**

10'4 x 7'0 (3.15m x 2.13m)

Ceiling mounted light fitting, window to front aspect and carpeted throughout.

### **Bathroom**

Spotlights, window to rear, heated towel rail, bath with rainfall showerhead overhead, heated towel rail, freestanding wash handbasin with integrated storage and low-level WC.

### **Rear Garden**

Accessed via French doors in dining area and gate side. Stone patio area with steps leading up to additional stoned patio area. Lawn area then leads to outbuilding with separate patio. To rear, raised decking area with integrated hot tub with views overlooking farmland. Detached garage access via driveway to front and rear garden.

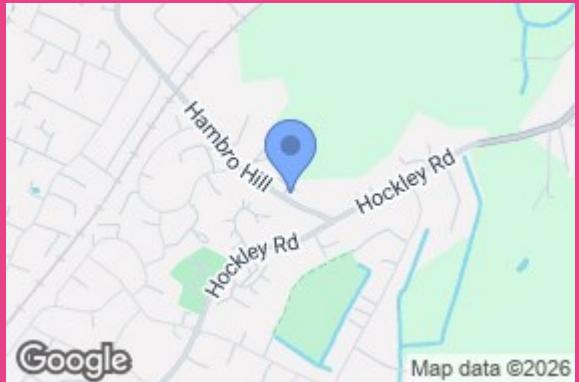
### **Agents Notes**

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 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

DINING ROOM

KITCHEN

LOUNGE

HALLWAY

UP

1ST FLOOR

BEDROOM

ENSUITE

BATHROOM

LANDING

BEDROOM

BEDROOM

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 equipment 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) A		84
(81-91) B		
(69-80) C		
(55-68) D	60	
(31-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		

England & Wales

EU Directive 2002/91/EC

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