



Willow Drive | Rayleigh | SS6 9LD

Guide Price £400,000

**bear**  
Estate Agents

\*Guide Price £400,000 - £425,000\*

Bear Estate Agents are delighted to present this beautifully modern three-bedroom home, an ideal choice for families, commuters, or anyone seeking a stylish and well-appointed property in a highly convenient location. The spacious interior features a kitchen with a separate utility room, an inviting kitchen/diner perfect for day-to-day living, and a separate lounge to the front aspect, offering a comfortable space to unwind. A ground-floor shower room adds further convenience to the thoughtfully designed layout.

Outside, the property provides off-street parking and a well-maintained rear garden, offering an excellent area for relaxation or outdoor entertaining.

Situated close to local amenities and within easy reach of Rayleigh Station, this home offers superb accessibility while maintaining a peaceful residential setting. Don't miss the chance to secure this impressive property - contact us today to arrange your viewing!

~~NO ONWARD CHAIN~~ • Off Street Parking

- Utility Room
- Downstairs Shower Room
- Close To Local Amenities
- Spacious Kitchen
- Close To Rayleigh Station
- Three Bedroom House

#### Porch

3'9 x 5'2 (1.14m x 1.57m)

Composite door front, ceiling mounted light fitting and wooden effect flooring.

#### Lounge

11'11 x 14'10 (3.63m x 4.52m)

Ceiling mounted light fitting and wall mounted light fitting, double window to front, wall mounted radiator and wooden effect flooring throughout.

#### Dining Room

16'9 x 10'5 (5.11m x 3.18m)

Feature ceiling mounted light fitting, wall mounted radiator, integrated storage cupboard, double doors leading to rear garden and access to kitchen.

#### Kitchen

11'11 x 6'11 (3.63m x 2.11m)

Ceiling mounted light fitting, wall mounted radiator, part tiled walls and vinyl flooring throughout. Range of wall and floor mounted units including freestanding oven with extractor fan overhead, stainless steel sink and dryer unit and space for fridge/ freezer.





## Utility Room

8'4 x 8'6 (2.54m x 2.59m)  
Ceiling mounted light fitting and wall mounted light fitting, Velux window, wall mounted radiator and double doors leading to rear garden. Wall mounted units with countertop, with space for white goods. Access to downstairs shower room.

## Shower Room

Spotlights, Velux window, wall mounted radiator, part tiled walls and vinyl flooring throughout. Walk-in shower unit, wash handbasin and low-level WC.

## Landing

Obscured window to front. Access to all bedrooms, bathroom and storage cupboard.

## Bathroom

6'11 x 5'8 (2.11m x 1.73m)  
Ceiling mounted light fitting, obscured window to rear, fully tiled walls and vinyl flooring throughout. Wall mounted radiator, bath with shower overhead, wash hand basin and low-level WC.

## Bedroom

10'6 x 10'3 (3.20m x 3.12m)  
Ceiling mounted light fitting, obscured window to rear, fully tiled walls and vinyl flooring throughout. Wall mounted radiator, bath with shower overhead, wash hand basin and low-level WC.

## Bedroom Three

8'8 x 7'7 (2.64m x 2.31m)  
Ceiling mounted light fitting, Window to rear, wall mounted radiator and carpeted throughout.

## Bedroom

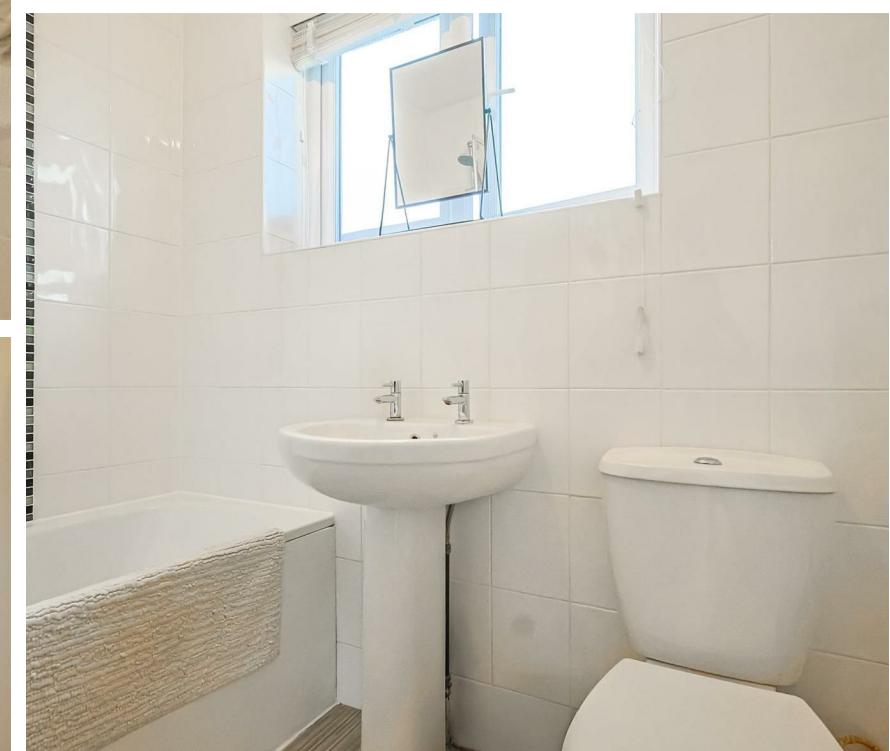
7'1 x 20'8 (2.16m x 6.30m)  
Ceiling mounted light fitting, window to rear and window to front, two wall mounted radiators and wooden effect flooring throughout.

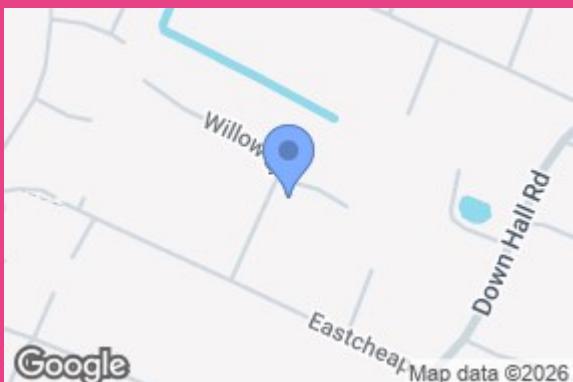
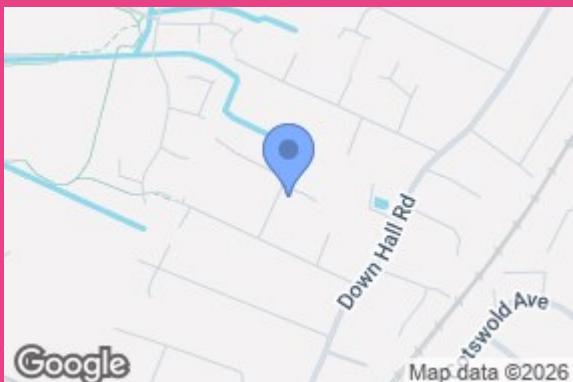
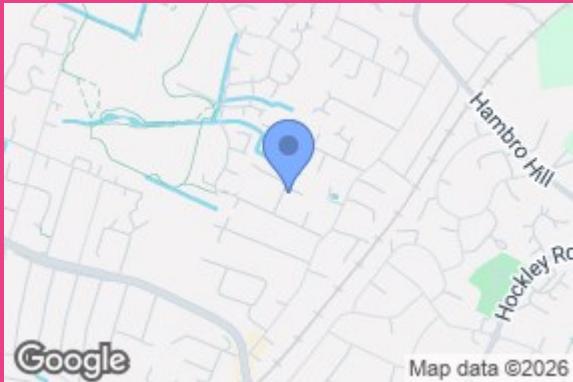
## Rear Garden

Accessed via dining room and utility area. Patio area with remainder later lawn and detached shed.

## 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

1ST FLOOR

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.  
Made with Metropix ©2025

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(31-54)	E	68	
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales			
EU Directive 2002/91/EC			

11 Main Road  
Hockley  
Essex  
SS5 4QY

01702 416476

[hockley@bearestateagents.co.uk](mailto:hockley@bearestateagents.co.uk)  
<https://www.bearestateagents.co.uk>