

36 Fairland Close, Rayleigh, SS6 9PA
£425,000

bear
Estate Agents



Guide Price £425,000 - £450,000*

Bear Estate Agents are delighted to present this beautifully appointed three-bedroom semi-detached home, offering bright and airy living spaces, modern interior design and a private rear garden, all ideally positioned within easy reach of the vibrant high street, excellent schools and convenient transport links.

This stylish home provides a welcoming and contemporary layout throughout, featuring a spacious lounge filled with natural light and a stunning kitchen diner that forms the true heart of the property. Fully equipped with ample storage and sleek finishes, the kitchen diner is perfectly suited to both everyday family living and entertaining guests, with generous space for dining and social gatherings. Upstairs, the property boasts three well-proportioned bedrooms, each offering comfort, privacy and versatility to suit growing families, visiting guests or home working needs.

Externally, the home enjoys a private garden ideal for outdoor relaxation and entertaining. Additional benefits include a garage and off-road parking and outbuilding with power and lighting, ensuring practicality and convenience. With a wide range of shops, cafés and restaurants nearby, alongside reputable schools and strong transport connections, this property combines modern living, comfort and an exceptionally convenient location.

Hallway

Smooth ceiling with pendant ceiling light, access to understairs storage, wall mounted radiator, access to lounge and WC and tiled flooring throughout.

Lounge

14'11" x 11'1"
Double glazed bay window to the front aspect, feature fireplace, wall mounted radiator, power points and carpeted flooring throughout.

Kitchen Diner

17'6" x 10'11"
Smooth ceilings with inset spotlights, double glazed window to the rear aspect, double glazed French doors to the rear aspect, eye and base level units, sink, inset oven, extractor fan, space for American fridge freezer, space for white goods, integrated dishwasher, power points and tiled flooring throughout.

Downstairs WC

Smooth ceiling with pendant ceiling light, WC, wash hand basin and tiled flooring throughout.

Landing

Access to all rooms and carpeted flooring throughout.

Bedroom One

13'2" x 9'8"
Smooth ceiling with pendant ceiling light, double glazed window to the front aspect, wall mounted radiator, inset wardrobe storage, power points and carpeted flooring throughout.

Bedroom Two

11'0" x 10'5"
Double glazed window to the rear aspect, wall mounted radiator, space for storage, power points and carpeted flooring throughout.

Bedroom Three

8'9" x 8'0"
Double glazed window to the front aspect, wall mounted radiator, space for storage and carpeted flooring throughout.

Bathroom

Double glazed window to the rear aspect, tiled surrounds, panelled bath unit with shower head attachment, wash hand basin, heated towel rail.

WC

WC, tiled surrounds and tiled flooring.

Outbuilding

13'1" x 7'7"
Power and lighting and wooden flooring throughout.

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 - C







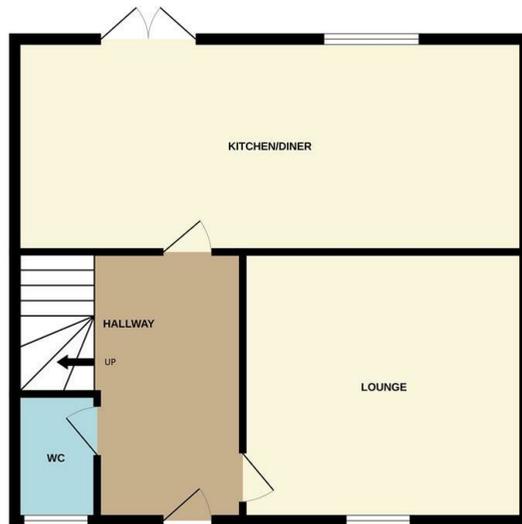
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Estate Agents

11 Main Road
Hockley
Essex
SS5 4QY
01702 416476

hockley@bearestateagents.co.uk
<https://www.bearestateagents.co.uk>

GROUND FLOOR
659 sq.ft. (61.2 sq.m.) approx.



1ST FLOOR
659 sq.ft. (61.2 sq.m.) approx.



TOTAL FLOOR AREA : 1318 sq.ft. (122.5 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) A			
(81-91) B			85
(69-80) C		68	
(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	