



Down Hall Road | Rayleigh | SS6 9LY

Offers Over £399,999

**bear**  
Estate Agents

\*\*OFFERS OVER £399,999\*\*

Bear Estate Agents are pleased to bring to the market this charming detached house that offers a wonderful opportunity for families and individuals alike. Boasting three well-proportioned bedrooms, this property is perfect for those seeking a comfortable and spacious living environment. Very close to Rayleigh Station.

The house features a welcoming reception room, ideal for entertaining guests or enjoying quiet evenings with family. The corner plot provides a sense of privacy and space, making it an attractive option for those who appreciate outdoor living.

Externally, garden, off-street parking and a garage add to the convenience, ensuring that you have ample space for vehicles and storage.

This delightful home is not just a property; it is a place where memories can be made. With its excellent location and practical features, it is sure to appeal to a wide range of buyers. Do not miss the chance to make this lovely house your new home.

- Complete Onward Chain
- Detached House
- Close Distance To Rayleigh Station
- Close to Schools
- Off Street Parking
- Three Bedrooms
- Side Access
- Corner Plot

### Entrance Hall

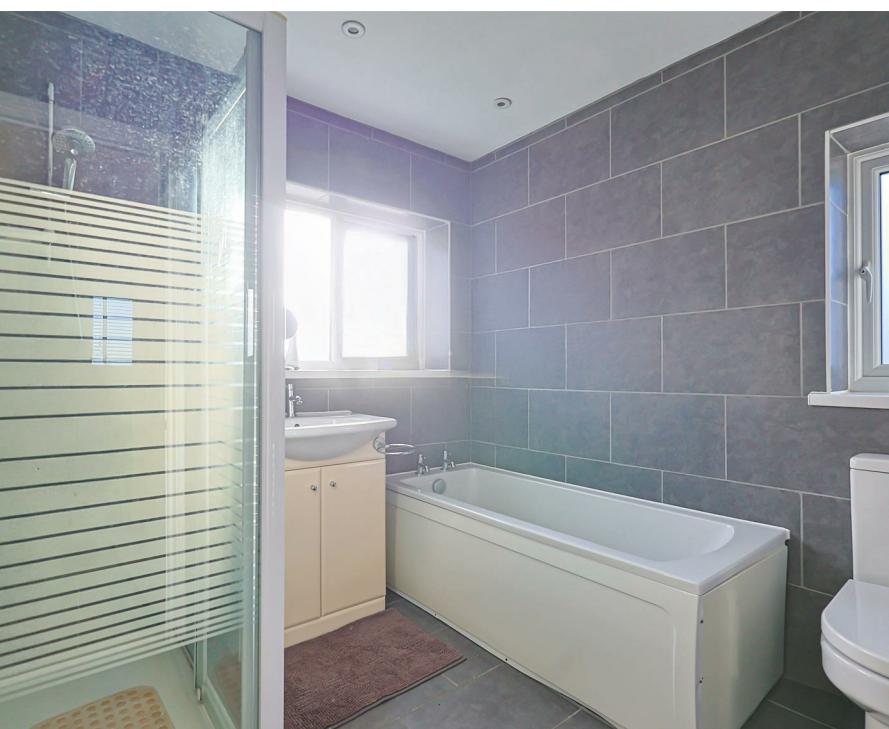
Carpet throughout., access to first floor, smooth ceilings with pendant ceiling light.

### Living Room

11'8 x 12'3 (3.56m x 3.73m)

Solid wood floor throughout, double glazed window to the front aspect, double glazed French doors to the rear aspect, smooth ceilings with pendant ceiling light, open into the Kitchen area.





## Kitchen Diner

17'11 x 11'1 (5.46m x 3.38m)  
White gloss top and base level units, solid wood floors throughout, double glazed window to the side aspect.

## Landing

Carpet throughout, access into all rooms, double glazed window to the side aspect.

## Bedroom One

10'2 x 11'7 (3.10m x 3.53m)  
Carpet throughout, built in wardrobes, double glazed window to the front aspect, smooth ceiling with pendant ceiling light.

## Bedroom Two

9'5 x 11'3 (2.87m x 3.43m)  
Carpet throughout, double glazed window to the rear aspect, smooth ceilings with pendant ceiling light.

## Bedroom Three

7'3 x 7'6 (2.21m x 2.29m)  
Carpet throughout, double glazed window to the front aspect, smooth ceilings with pendant ceiling light.

## Bathroom

Tiled floors throughout, walk in shower, vanity sink unit, bath, WC and wall mounted heated towel rail.

## 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

