



Tendring Avenue | Rayleigh | SS6 9SB

Guide Price £325,000 - £350,000

bear
Estate Agents

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Bear Estate Agents are pleased to present this well-presented two-bedroom semi-detached home, offering comfortable and practical living in a highly convenient and sought-after location.

The property provides well-balanced accommodation throughout, including a spacious separate lounge ideal for relaxing, alongside a generous kitchen offering ample space for dining and everyday use. Upstairs, there are two well-proportioned double bedrooms, with bedroom one benefiting from large built-in wardrobe storage, complemented by a tidy and functional layout ideal for modern living.

Externally, the home enjoys off-street parking, useful side access, and a neat rear garden that is easy to maintain, complete with lean to canopy and shed. Ideally located within close proximity to Rayleigh Station and a range of local amenities, this attractive property is perfectly suited to first-time buyers, downsizers, and commuters alike, and early viewing is highly recommended.

- Semi Detached House
- Side Access
- Close To Local Amenities And Rayleigh Station
- Integrated Storage
- EV Charger
- Off Street Parking
- Spacious Kitchen
- Solar Panels With Battery Storage
- Double Bedrooms

Porch

Double glazed UPVC door to the front aspect and access to hall.

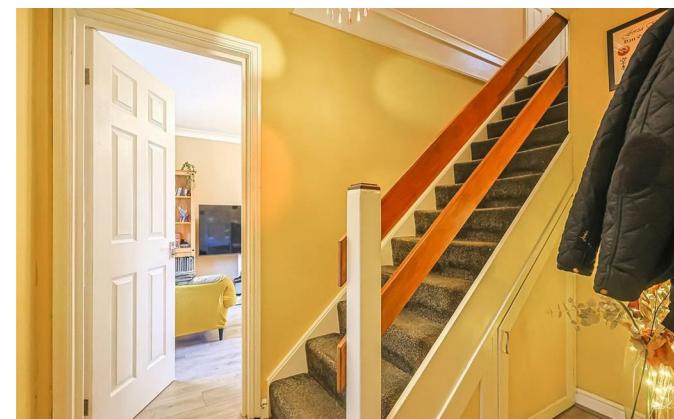
Hallway

Wooden effect flooring throughout, alarm control panel, understairs storage and access to lounge and kitchen.

Lounge

17'7 x 10'0 (5.36m x 3.05m)

Double glazed window to the front and rear aspect, feature fireplace, power points, wall mounted radiators and wooden effect flooring throughout.





Kitchen

18'1 x 13'4 (5.51m x 4.06m)
Double glazed window to the front and rear aspect, eye and base level units, walk-in larder cupboard, space for washing machine and tumble dryer, electric oven and hob with extractor fan above, sink, tiled splashbacks, wall mounted radiators and double glazed door accessing the rear garden.

Upstairs Landing

Loft access, airing cupboard, access to all rooms and carpeted flooring throughout.

Bedroom One

17'6 x 10'4 (5.33m x 3.15m)
Double glazed window to the front and rear aspect, wall mounted radiators, power points, fitted wardrobe storage and carpeted flooring throughout.

Bedroom Two

11'7 x 10'3 (3.53m x 3.12m)
Double glazed window to the front aspect, wall mounted radiator, power points, walk in cupboard and carpeted flooring throughout.

Bathroom

Obscured double glazed window to the rear aspect, bath and electric shower, wash hand basin, heated towel rail, tiled splashbacks and vinyl flooring throughout.

WC

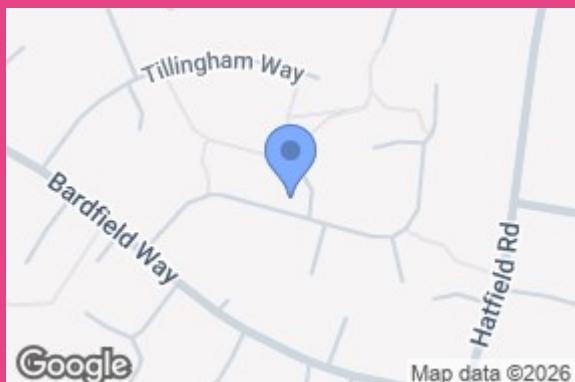
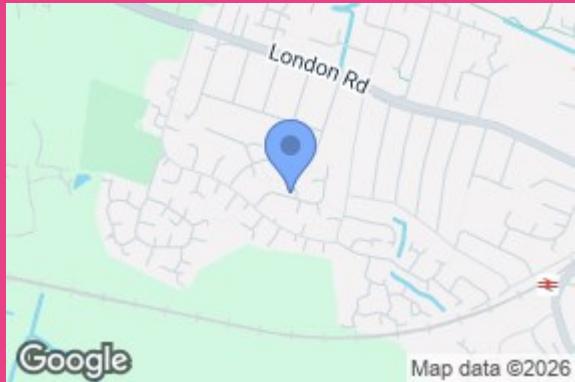
WC, obscure double glazed window to the rear aspect and vinyl flooring throughout.

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





GROUND FLOOR
522 sq.ft. (48.5 sq.m.) approx.

1ST FLOOR
481 sq.ft. (44.7 sq.m.) approx.

TOTAL FLOOR AREA : 1003 sq.ft. (93.2 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. The plan is 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 (A2 plus)	A	
(B1-91)	B	
(B9-80)	C	
(D5-68)	D	
(E3-54)	E	
(F21-38)	F	
(G1-20)	G	
Not energy efficient - higher running costs		

England & Wales EU Directive 2002/91/EC

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