



## 23 Philbrick Crescent

, Rayleigh, SS6 9HQ

£1,950 Per Month

Nestled in the desirable area of Philbrick Crescent, Rayleigh, this splendid detached house offers a perfect blend of comfort and convenience. With four generously sized double bedrooms, this property is ideal for families seeking ample living space. The house boasts two well-appointed bathrooms, ensuring that morning routines run smoothly for everyone.

Upon entering, you are greeted by a welcoming lounge featuring a charming bay window that fills the room with natural light. The separate dining room, complete with French doors, provides a seamless transition to the rear garden, making it an excellent space for entertaining or enjoying family meals. The kitchen is equipped with an oven, hob, and extractor, catering to all your culinary needs.

For those who require a dedicated workspace, the study offers a quiet retreat, while the downstairs shower room adds an extra layer of convenience for guests or busy family members.

Outside, the property benefits from parking for up to two vehicles, a valuable asset in this sought-after location. The garden provides a lovely outdoor space for relaxation and play, perfect for enjoying the warmer months.

Situated within walking distance to local schools and the main line rail station, this home is ideally positioned for families and commuters alike. With its spacious layout and prime location, this property is a wonderful opportunity for those looking to settle in Rayleigh.

EPC rate D  
Council tax band F

### Viewing

Please contact our Sandringham Office on 01702 551455 if you wish to arrange a viewing appointment for this property or require further information.

- Quiet Location - Close to School
- 4 Bedroom House
- Spacious dining room overlooking Garden
- Separate Dining Room/Second Reception
- Off Street Parking for 2 Cars
- Good size rear garden
- Walking Distance to local School
- Energy Rating D
- Council Tax Band F
- Available Mid July



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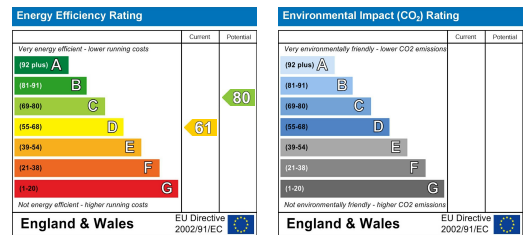
## Floor Plan



## Area Map



## Energy Efficiency Graph



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