



**50 Rayleigh Avenue
Eastwood, SS9 5DN
Offers in the region of £535,000**

- 4 Bedrooms
- 2 Reception Rooms
- Spacious Hall
- Large Kitchen/Breakfast Room
- Modern Bathroom
- Cloak/Shower Room
- Well Maintained
- Close To Country Park
- Sweeping in & Out Drive
- Detached Garage & Parking



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Energy Efficiency Rating		Environmental Impact (CO ₂) Rating	
Current	Potential	Current	Potential
Very energy efficient - lower running costs		Very environmentally friendly - lower CO ₂ emissions	
(92 plus) A		(92 plus) A	
(81-91) B		(81-91) B	
(69-80) C		(69-80) C	
(55-68) D		(55-68) D	
(39-54) E		(39-54) E	
(21-38) F		(21-38) F	
(1-20) G		(1-20) G	
Not energy efficient - higher running costs		Not environmentally friendly - higher CO ₂ emissions	
England & Wales		England & Wales	
EU Directive 2002/91/EC		EU Directive 2002/91/EC	



******* A SPACIOUS 4 BEDROOM DETACHED FAMILY HOME CLOSE TO COUNTRY PARKS *******

This delightful and well maintained home offers bright & spacious accommodation with a spacious entrance hall leading to the two reception rooms & bespoke kitchen with AGA, ground floor shower/cloakroom, to the first floor are 4 bedrooms & a quality bathroom, front & rear garden, sweeping in & out drive provides parking & access to a detached garage,

The property is situated in a highly popular location within a short walk of Country Parks whilst local shops are also close by as are buses to Rayleigh High Street & Main line Station

Accommodation

Entrance

Door opening in to hallway with fitted carpet, window to front, radiator, dado rail, stairs to first floor, under stair storage, coved cornicing to ceiling, doors to:

Downstairs Cloakroom

Three piece suite comprising, shower cubicle, wall mounted wash hand basin and low level w.c, tiled walls, obscure double glazed window to side, ceiling with fitted spotlights.

Lounge

17'6 x 11'9

Double aspect room with windows to front & rear elevations, fitted carpet, feature fireplace with log burning stove, two radiators, dado rail, double glazed windows to front and rear, coved cornicing to ceiling.

Kitchen / Breakfast Room

17' x 13'2

Bespoke fitted kitchen with a range of wall and base units with solid wood block work tops above incorporating inset butler sink, Aga cooker, integrated dishwasher, fridge and freezer, tiled flooring, dado rail, radiator, double glazed windows and French doors to rear. radiators, power points,

Dining Room

11'6 x 9'4

Fitted carpet, radiator, dado rail, double glazed window to front, coved cornicing to ceiling.

First Floor Landing

Fitted carpet, dado rail, access to loft space, coved cornicing to ceiling, doors to:

Master Bedroom

13'5 x 11'7

Fitted carpet, radiator, double glazed window to front, built-in wardrobes.

Bedroom Two

11'6 x 9'3

Fitted carpet, radiator, double glazed window to front.

Bedroom Three

11'6 x 9'8

Fitted carpet, radiator, double glazed window to rear.

Bedroom Four

9'5 x 7'8

Fitted carpet, radiator, double glazed window to rear, built-in wardrobes.

Bathroom

Four piece suite comprising panelled bath, shower with rainfall showerhead, wash hand basin set in vanity unit and low level w.c, tiled walls, heated towel rail, obscure double glazed window to rear, ceiling with fitted spotlights.

Rear Garden

Paved patio area leading to lawn with shrub borders, side gated access to front, access to garage.

Front Garden

Sweeping in & out Driveway providing off road parking leading to entrance and garage, shrub border, side gated access to rear garden.

Detached Garage

With up and over door. further door to side, lighting & power points,

Agents Note

Council Tax Band: E