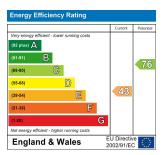




12-14 Berrys Arcade High Street Rayleigh SS6 7EF

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Environmental impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO2 emissions	3	
(92 plus) 🔼		
(81-91)		72
(69-80) C		73
(55-68)		
(39-54)	38	
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO2 emissions		
	U Directiv 002/91/E	







35 London Hill Rayleigh, Essex SS6 7HW £1,400,000

- Minutes Walk To High Street & Station
- 1.25 Acres
- Private Gated Location
- 4 Double Bedrooms
- 2 Bathrooms
- Quality Fitted Kitchen/Family Room
- 49' Pool Complex
- Detached Double Garage
- 3 Large Reception Rooms
- Spacious Reception Hall













***** UNIQUE AND PRIVATE LOCATION SET UTILITY ROOM 8'2 x 7'8 (2.49m x 2.34m) WITHIN 1.25 ACRES BEING CLOSE TO RAYLEIGH Lead light double glazed window to front, fitted eye MARKET TOWN & STATION, *****

accommodation including 4 double bedrooms, two washing machine, tiled floor, power points, bathrooms, 3 reception rooms, 49' pool complex, spacious kitchen/family room & utility, cloakroom

Situated in an elevated position between Rayleigh High Street & Station, with delightful views, and being approached by a private gated entrance with a long sweeping drive leading to the double garage and the secluded grounds of 1.5 acres

Vendor recommendation; Planning permission in place for swimming pool conversion to separate accommodation/ annex.

ACCOMMODATION

Feature door with glazed bevel glass insets

RECEPTION HALL

Lead lite windows to front & side elevations, Oak wood flooring, Stairs to first floor with cupboard below, radiator behind decorative cover, coving, spot The property is set with a secluded plot of around lighting, power points,

CLOAKROOM

Lead lite window to front, white suite comprising low level wc, wash hand basin, tiled flooring, spot lighting, heated towel rail,

LOUNGE 25' x 23'7 (7.62m x 7.19m)

Double glazed lead lite bay window to rear with further French doors & windows to side, recessed bar area, feature brick built fireplace, wall lights, coving, radiator, power & TV points,

SITTING ROOM 17' x 15'1 (5.18m x 4.60m)

Lead lite double glazed bay window to rear & side elevations with further door to patio area, brick built AGENTS NOTES & DEVELOPMENT POTENTIAL fireplace with raised hearth, radiator, power points,

DINING ROOM 16'1 x 12'5 (4.90m x 3.78m)

Full width lead lite double glazed windows & doors to the rear elevation, Oak wood flooring, brick built fireplace, radiator, power points,

KITCHEN/FAMILY ROOM 22' x 18'9 (6.71m x

Lead light bay window overlooking the front, further roof light windows, quality French style Oak units to eye & base level units with matching central island, granite work tops incorporating stainless steel sink unit, range style cooker with extractor canopy, worktop lighting, American style fridge freezer, integrated dishwasher, tiled floor, splash back tiling, feature inglenook fireplace with wood burning stove, radiator behind decorative cover, power points,

level & base level units complimenting the kitchen, This property offers in excess of 4000 sqft of worktops, stainless steel sink drainer, plumbing for

BOOT ROOM/SIDE LOBBY

door to rear, fitted white eye level & base level units, worktops, tiled walls & floor, radiator, coving, power points, door to pool complex,

POOL ROOM 49' x 23'9 (14.94m x 7.24m)

Comprising of a 33' x 16'5 (8' maximum deep)inset pool with lighting, tiles surround, vaulted ceiling with multi colored lighting, three sets of UPVC double glazed French doors & side windows, filtration & heating system,

CHANGING ROOM/WC

White suite comprising low level wc, wash hand basin, shower area, tiled floor & walls

OUTSIDE 1 1/2 acres (0.30m 0.30m/0.61m acres)

1.25 acres, approached by a private gated entrance with a sweeping drive providing extensive parking and access to the garage,

The plot is secluded with established shrubs & trees, extensive lawn area's, decked patio & gazebo ornamental ponds and a larger natural pond to the

SUMMER HOUSE/GAMES ROOM 20' X 16' with under cover veranda, spot lighting, power points, laminate flooring

DOUBLE GARAGE

Two up and over doors to front, lighting & power

Please note the current owners have a planning application to develop the lower garden with two properties which is part of the sale,