

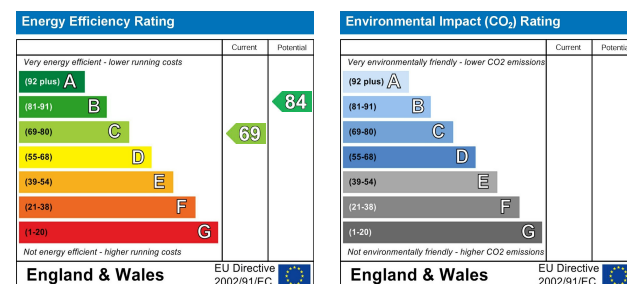
**48 Laburnum Way
Rayleigh, SS6 9GN
Offers in excess of £500,000**

- 4 Bedrooms
- 2 Reception Rooms
- Spacious Kitchen/Breakfast Room
- 2 Bathrooms
- Double Garage & parking for 4 Cars
- Popular Cul De Sac Location
- Easy Access To Station & High Street
- No Onward Chain
- Cloakroom
- Good Sized Rear Garden



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******* SPACIOUS 4 BEDROOM 2 RECEPTION ROOM DETACHED HOME WITH DOUBLE GARAGE *******

GUIDE PRICE £500,000 TO £525,000

St George Homes are pleased to offer for sale this 4 bedroom detached family home offering well proportioned accommodation including, cloakroom, kitchen/breakfast room, 23' Lounge and a further reception room, 4 bedrooms with the main bedroom having an en-suite shower room, family bathroom, double garage and parking for four cars, good sized rear garden

Situated in a popular location being close to local shops, Schools & parklands whilst Rayleigh High Street & Station are also within easy reach

The property is also being offered with no onward chain

ACCOMMODATION

RECEPTION HALL

UPVC Double glazed to: stairs to first floor, radiator, power points, coving, Karndean flooring,

CLOAKROOM

White suite comprising low level wc., pedestal wash hand basin, splash back tiling, radiator, spot lighting,

LOUNGE 23'0" x 10'5" (7.03 x 3.2)

A double aspect room with double glazed bay window to front & French doors to rear, feature fireplace with electric fire, Oak wood flooring, radiator, power & Tv points, coving

SITTING/DINING ROOM 13'1" x 8'7" (4.01 x 2.62)

Double glazed bay window to front, coving, Oak wood flooring, radiator, power points,

KITCHEN/BREAKFAST ROOM 16'0" x 9'6" (4.9 x 2.92)

Double glazed window to rear & door to side, fitted with a modern range of white eye level & base level units, rolled edge worktops incorporating stainless steel sink drainer, with mixer taps, gas hob having extractor fan above, oven, integrated fridge freezer, space for washing machine & dishwasher, spot lighting, splash back tiling, Karndean flooring, radiator, power points,

FIRST FLOOR LANDING

Access to loft space, airing cupboard, radiator, power points,

BEDROOM 1 11'9" x 10'9" (3.6 x 3.28)

Double glazed window to front, coving, radiator, fitted wardrobe,

EN-SUITE SHOWER ROOM

Double glazed window to front, white suite comprising, low level wc, wash hand basin, shower cubicle with rainfall shower, tiled walls, extractor fan,

BEDROOM 2 10'5" x 9'10" (3.2 x 3.0)

Double glazed window to front, radiator, power points, spot lighting, fitted wardrobe,

BEDROOM 3 10'7" x 8'11" (3.25 x 2.74)

Double glazed window rear, laminate flooring, radiator, power points,

BEDROOM 4 10'7" x 9'10" (3.25 x 3.0)

Double glazed window to front, radiator, power points, laminate flooring,

BATHROOM

Double glazed window to rear, white suite comprising, panelled bath pedestal wash hand basin, low level wc, part tiled walls, radiator,

OUTSIDE

REAR GARDEN

Paved patio area leading to lawn, further shingled seating area, access to front & drive

FRONT GARDEN

Mainly laid to evergreen shrubs, to the side is the drive

DOUBLE GARAGE & PARKING

To the side of the property is a private drive providing parking for four cars and access to the double garage

DOUBLE GARAGE

Two up and over doors to the front, lighting & power points,