

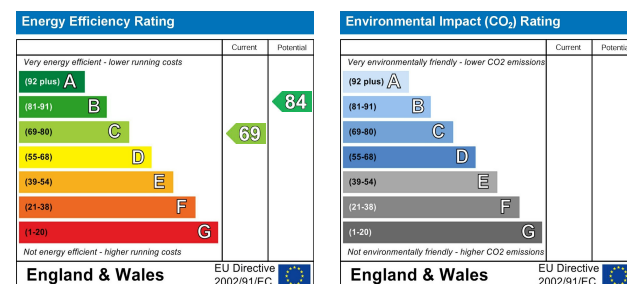
**48 Laburnum Way  
Rayleigh, SS6 9GN  
Offers in excess of £500,000**

- 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, and Karndean flooring.

**CLOAKROOM**

White suite comprising low level w/c, 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, and coving along the ceiling.

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

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

**FIRST FLOOR LANDING**

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

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

Double glazed window to front, coving, radiator, and a fitted wardrobe.

**EN-SUITE SHOWER ROOM**

Double glazed window to front, white suite comprising, low level w/c, wash hand basin, shower

cubicle with rainfall shower, tiled walls, with an extractor fan.

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

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

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

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

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

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

**BATHROOM**

Double glazed window to rear, white suite comprising, panelled bath pedestal wash hand basin, low level w/c, part tiled walls, and a 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.