

**19 Downhall Park Way  
Rayleigh, Essex SS6 9QP  
Offers in excess of £612,500**

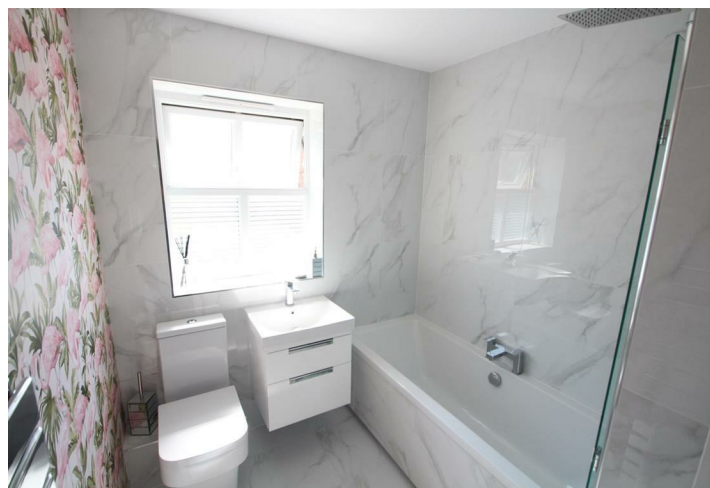
- Immaculate Family Home
- 4 Bedrooms
- 2 Bathrooms
- Kitchen/Breakfast Room & Utility.
- Landscaped Gardens
- Double Garage & Parking
- Cloakroom
- Close To Parks & Shops
- Mews Setting
- Popular Down Hall Location



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



**\*\*\*\* SUPER LOCATION CLOSE TO COUNTRY PARK \*\*\*\***

An immaculate 4 bedroom 2 reception room family home in a delightful mews location on the favoured Downhall Park Development being close to Country park, Shops Schools & leisure centre whilst Rayleigh High Street & Station also within easy reach, The property has been well maintained by the current owners and benefits a spacious reception hall, cloakroom, 19' double aspect lounge, dining room, modern fitted kitchen/breakfast room, utility room, 4 bedrooms with a luxury bathroom & en-suite shower room, detached double garage, landscaped gardens and we strongly recommend an early viewing,

**ACCOMMODATION**

**RECEPTION HALL**

Composite security door leading to, stairs to first floor, coving, radiator, power points,

**CLOAKROOM**

UPVC double glazed window to front, white suite comprising, low level wc, contemporary circular sink set on granite plinth & storage below, fully tiled walls & contrasting tiled floor, heated towel rail, spot light,

**LOUNGE 19'9 x 12' (6.02m x 3.66m)**

Double aspect room with two UPVC double glazed windows to front & French doors with side windows leading to & overlooking the landscaped rear garden, feature fireplace having inset electric fire, coving, wall lighting, radiators, power & TV points,

**DINING ROOM 11'6 x 9'3 (3.51m x 2.82m)**

Two UPVC double glazed windows to front, radiator, power points coving, double doors to the reception hall,

**KITCHEN/BREAKFAST ROOM, 11'3 x 9'8 (3.43m x 2.95m)**

UPVC double glazed window to rear, fitted with a quality range of eye level & base level units, contrasting rolled edge worktops incorporating stainless steel sink drainer with mixer taps, 5 ring gas hob, extractor hood, double oven integrated dishwasher, tiled floor, spot lighting splash back tiles, radiator, power points,

**UTILITY ROOM 6'2 x 6'2 (1.88m x 1.88m)**

UPVC double glazed door to rear, fitted base units, rolled edge worktops, stainless steel sink drainer, plumbing for washing machine, radiator, fully tiled walls & floor, radiator, power points, wall mounted boiler,

**FIRST FLOOR LANDING,**

UPVC double glazed window to front, access to loft space, airing cupboard, power points,

**BEDROOM 1 12'2 x 10'8 (3.71m x 3.25m)**

UPVC double glazed window to rear, fitted wardrobes to one wall, radiator, power points,

**EN-SUITE SHOWER ROOM**

UPVC double glazed window to rear, white suite comprising, shower cubicle with glazed door, low level wc, wall mounted wash hand basin with storage below, fully tiled, radiator, shaver point, heated towel rail,

**BEDROOM 2 11'7 x 9' (3.53m x 2.74m)**

UPVC double glazed window to rear, fitted double wardrobe, radiator, power points,

**BEDROOM 3 11'9 x 7'8 (3.58m x 2.34m)**

UPVC double glazed window to front, radiator, power points,

**BEDROOM 4 11'10 x 7'1 (3.61m x 2.16m)**

UPVC double glazed window to front, radiator, power points,

**RECENTLY INSTALLED BATHROOM**

UPVC double glazed window to rear, quality white suite comprising, panelled bath with shower over & glazed Bi-Folding door, low level wc, wall mounted wash hand basin with storage cupboard below, over sized marble gloss wall tiles and matching tiled floor, spot lighting, heated towel rail,

**OUTSIDE**

**REAR GARDEN**

A delightful and landscaped garden with slate grey patio area leading to lawn, retaining wall with established shrub beds and further patio area, lighting tap, side shed, access to front,

**FRONT GADEN**

The property is set in a small mews of four properties just off of Downhall Park Way with established shrubs & trees providing additional seclusion and access to a private drive & parking, lawn area, courtyard style side garden with raised shrubs and block paving (which could also provide additional parking )

**DETACHED DOUBLE GARAGE**

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