

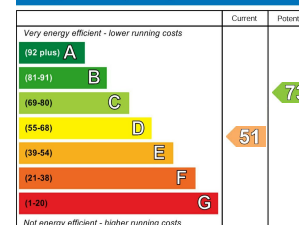
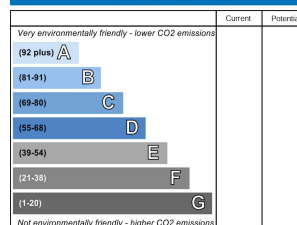
**2 Broad Oak Way
Rayleigh, SS6 8JU
Offers over £430,000**

- 2 Double Bedrooms
- 3 Reception Area's
- Spacious Kitchen
- Cloakroom
- Detached Property With Much Scope
- Good Sized Gardens
- Potential To Extend Or Space For Annexe (stp)
- Bold Corner Plot
- Garage-Carport & Ample Parking
- No Onward Chain



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Energy Efficiency Rating		Environmental Impact (CO ₂) Rating	
Current	Potential	Current	Potential
			
	73		51
England & Wales EU Directive 2002/91/EC		England & Wales EU Directive 2002/91/EC	



******* 2 BEDROOM 3 RECEPTION ROOM DETACHED CHALET WITHIN BOLD CORNER PLOT *******

St George Homes are pleased to offer for sale this spacious detached home offering much scope and potential to extend to a larger family home or self contained annexe, and also benefits a spacious lounge with further dining room, conservatory, kitchen, cloakroom, 2 double bedrooms, wet room. The corner plot offers delightful detached **DOUBLE GARAGE & DOUBLE WORKSHOP** with ample parking and access to the carport.

Situated with an easy walk to Rayleigh High Street, parklands & Schools whilst Rayleigh Station is also within easy reach,

ACCOMMODATION

RECEPTION HALL

UPVC door to: stairs to first floor with under cupboard, coving, dado rail, radiator, power points,

CLOAKROOM

UPVC double glazed window to front, white suite comprising low level wc, wash hand basin with splash back tiling, radiator,

LOUNGE 14' x 12' (4.27m x 3.66m)

UPVC double glazed patio doors to rear, feature fireplace with marble hearth and inset incorporating gas living flame fire, coving, dado rail & plaster mouldings, radiator, power & Tv points, wall lights,

DINING ROOM 13'2 x 11' (4.01m x 3.35m)

UPVC double glazed bay window to front, two further windows to side elevation, radiator, power points, coving,

KITCHEN 14'2 x 7' (4.32m x 2.13m)

UPVC double glazed window to side & door to rear, fitted range of white eye level & base level units, rolled edge work tops incorporating, 1.5 sink drainer, ceramic hob with extractor hood, work top lighting, splash back tiling, plumbing for washing machine, oven, coving, power points,

CONSERVATORY 17'2 x 7'7 (5.23m x 2.31m)

UPVC double glazed windows to three elevations with doors to rear & side, radiator, power points, wall lights,

LANDING

UPVC double glazed window to side, access to loft space, dado rail,

BEDROOM 1 18'8 x 12'1 (5.69m x 3.68m)

UPVC double glazed window to rear, storage cupboard with recently installed wall mounted combination boiler, radiator, power points,

BEDROOM 2 16'4 x 10'2 (4.98m x 3.10m)

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

WET ROOM

UPVC double glazed window to side, white low level wc, vanity wash hand basin with cupboards below, walk in shower area, fully tiled walls, radiator, radiator, shaver point,

OUTSIDE

REAR GARDEN

Paved patio area extending to the side, lawn area with raised flower beds and additional shrub borders, lighting, tap, access to front

FRONT & SIDE GARDENS

The property enjoys a large road frontage with the front garden being laid to lawn and shrub beds, there is a gate leading to a side garden with hedgerow boundaries being ideal for further parking or motorhome/boat storage

GARAGE-CARPORT & SUN ROOM

GARAGE: 15'4 X 14'2 Electric up & over door to front, door to side & window to rear, lighting & power points, **CARPORT:** 16'3 X 11'10 Wrought iron double gates to front all elevations being enclosed

SUN ROOM: 9'8 X 8'2 UPVC double glazed windows to three elevations, tiled floor,