

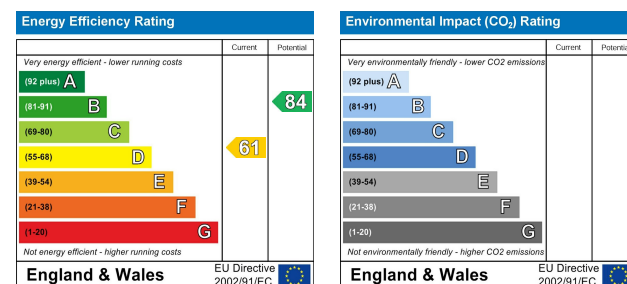
**45 Nelson Road  
Rayleigh, SS6 8HB  
£635,000**

- Superb Location Backing Open Fields
- 3 Double Bedrooms
- 2 Bathrooms
- 24' Kitchen/Diner
- 19' 6 x 15'2 Lounge
- Easy Access To Rayleigh High Street & Station
- Well Maintained Throughout
- 70' Landscaped Garden
- Extensive Parking & Garage
- Prime Location



12-14 Berrys Arcade  
High Street  
Rayleigh  
SS6 7EF

Tel: 01268 770728  
info@stgeorgehomes.co.uk  
www.stgeorgehomes.co.uk





**\*\*\*\* IMMACULATE 3 BEDROOM DETACHED BUNGALOW BACKING ONTO FARMLAND \*\*\*\***

St George homes are pleased to offer for sale this delightful 3 bedroom detached bungalow situated in one of the most sought after roads of Rayleigh backing directly onto private farmland with idyllic countryside views,

The property has been extended and improved by the current owners with the advantage of a 24' kitchen/diner, 19' 6 x 15'2 lounge, 3 double bedrooms, en-suite shower & family bathroom, UPVC double glazed windows,

Externally the property benefits a lovely 70' rear garden with stunning views, ample parking & garage

**ACCOMMODATION**

**RECEPTION HALL**

UPVC double glazed door with Lead lite side window leading to: laminate flooring, coving, radiator, power & telephone, coving,

**LOUNGE 19' 6 x 15' (5.79m x 4.57m)**

Full width double glazed sliding door overlooking the rear garden and uninterrupted farmland views, feature fireplace having cast iron insert and electric fire, coving, ceiling rose, radiator, power & Tv point,

**KITCHEN/DINER 24' x 9' (7.32m x 2.74m)**

UPVC double glazed patio doors to rear & two further double glazed windows to side, fitted with a modern range of cream Shaker style eye level & base level units with matching display cabinets, rolled edge work tops with inset double sink drainer, gas hob, extractor fan, gas grill & oven, splash back tiling & worktop lighting, concealed space for dishwasher, washing machine & tumble dryer, integrated fridge and freezer, tiled floor, spot lighting, radiators, power points,

**BEDROOM 1 14'9 x 11 (4.50m x 3.35m)**

UPVC double glazed lead lite bay window to front, radiator, fitted wardrobes with matching bed side drawer units, power & Tv points, coving,

**BEDROOM 2 12'5 x 10'6 (3.78m x 3.20m)**

UPVC double glazed lead lite window to front, coving, radiator, power points,

**BEDROOM 3 14'1 X 8'4**

UPVC double glazed lead lite window to rear, coving, radiator, power points,

**EN-SUITE SHOWER ROOM**

Quality white suite comprising, low level wc, pedestal wash hand basin, shower cubicle with glazed door, tiled walls & flooring, radiator, spot lighting, extractor fan, coving,

**BATHROOM**

UPVC double glazed window to side, white suite

comprising panelled bath with shower over, vanity wash hand basin having storage cupboard below, low level wc, fully tiled walls and complimentary tiled floor, radiator, extractor fan, spot lighting, access to loft space, airing cupboard,

**OUTSIDE**

**REAR GARDEN 70' (21.34m)**

A delightful garden backing directly onto open farmland, paved patio area leading to lawn with further Al-fresco patio to rear, raised flower & shrub beds, timber shed, lighting tap access to front,

**FRONT GARDEN**

Mainly laid to shingle & block paving providing ample parking & access to garage, raised shrub beds,

**GARAGE**

Up & over door to front, lighting & power points,