



**579 Rayleigh Road  
Eastwood, Essex SS9 5HR  
£538,000**

- Refurbished & Contemporary Living
- Up to 4 Bedrooms
- Cloakroom
- Quality Open Plan Lounge & Kitchen
- Luxury Bathroom
- Ample Parking
- 150' South Facing Garden
- High Quality Fittings Throughout
- New Heating System & Rewired
- No Onward Chain



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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	



**\*\*\*\* REFURBISHED DETACHED HOME WITH 145' REAR GARDEN \*\*\*\***

Offering versatile accommodation with up to 4 bedrooms, cloakroom, luxury bathroom and a superb open plan kitchen family room, new floor coverings, UPVC double glazing & gas central heating, ample parking and no onward chain, Situated in a most convenient location close to local shops & schools and excellent road links to surrounding area's whilst rail stations & London Southend airport is also close reach

**OUTSIDE**

**REAR GARDEN 145' (44.20m)**

South Backing, new paved patio extending to the side with the remainder lawned with a further shingle patio/hardstanding to the rear elevation, access to front,

**FRONT GARDEN**

Provides parking for two to three cars, remainder laid to shrub gardens

**ACCOMMODATION**

**RECEPTION HALL**

UPVC door to: stairs to first floor, large cloaks cupboard with plumbing for washing machine, spot lighting, power points,

**CLOAKROOM**

UPVC double glazed window to side, white suite comprising, low level wc, wash hand basin, radiator, boiler cupboard with new combination boiler,

**OPEN PLAN LIVING ROOM & KITCHEN 20'5 x 19' (6.22m x 5.79m)**

Double glazed Bi-Folding Doors & window to rear, roof lantern, spot lighting, radiator power points, open way to the kitchen area,

**KITCHEN AREA: 12' X 10'7** Brand new fitted kitchen to both eye level & base level with contrasting worktops, sink unit, fitted appliances including dishwasher, fridge freezer, hob, extractor fan & double oven, spot lighting, power points,

**BEDROOM 4 10'8 x 8'6 (3.25m x 2.59m)**

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

**BEDROOM 3/SITTING ROOM 17'5 x 7'7 (5.31m x 2.31m)**

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

**FIRST FLOOR LANDING**

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

**BEDROOM 1 11' x 10'5 (3.35m x 3.18m)**

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

**BEDROOM 2 10'5 x 10' (3.18m x 3.05m )**

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

**LUXURY BATHROOM**

UPVC double glazed window to front, fitted to a high standard with a panelled bath, large shower cubicle having matt black shower unit, vanity wash hand basin tiled walls and flooring, heated towel rail,