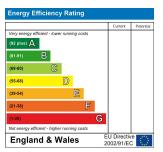


12-14 Berrys Arcade High Street Rayleigh SS6 7EF

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



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Very environmentally friendly - lower CO2 emissions		
(92 plus) 🖄		
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Not environmentally friendly - higher CO2 emissions	:	
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17 Burrows Way Rayleigh, SS6 7DF £535,000

- Minutes To High Street & Station
- 4 Bedrooms
- Modern Bathroom & Wc
- 19' Lounge
- 3 Reception Rooms
- Quality Kitchen
- Superb Rear Garden
- Extensive Parking & Garage
- No Onward Chain
- Rayleigh Primary School Catchment













**** PRIME LOCATION CLOSE TO RAYLEIGH HIGH BEDROOM 4 9'3 x 9'1 (2.82m x 2.77m) STREET & STATION ****

We are pleased to offer for sale this spacious 4 radiator, power points, bedroom 3 reception room detached family home set well back from the road providing ample parking, and a stunning rear garden, modern bathroom, cloakroom, quality Shaker style kitchen,

Situated in a most popular location being a short walk of Rayleigh High Street with an extensive range of shops cafe's and bar's, Main line station & local Schools including the ever popular Rayleigh Primary School

ACCOMMODATION

RECEPTION HA:LL

Double glazed window to side, stairs to first floor with storage below & further cloaks cupboard, radiator, power points,

CLOAKROOM

Window to side, white low level wc, wash hand basin, splash back tiling, radiator,

LOUNGE 19' x 12'2 (5.79m x 3.71m)

Double glazed lead lite window to front, open fireplace, coving, radiator, power & Tv points double doors & side windows to,

DINING ROOM 11' x 11' (3.35m x 3.35m)

UPVC double glazed patio doors to rear, stained wood fireplace, radiator, power points, coving door to sitting room

SITTING/STUDY ROOM 11' x 8'6 (3.35m x 2.59m)

Double glazed window to rear, radiator, power points,

KITCHEN 11' x 9' (3.35m x 2.74m)

Double glazed window to rear & door to side, fitted with a quality range of light Oak Shaker style units to both eye & base level, granite worktops incorporating inset stainless steel sink drainer with mixer taps, ceramic hob, extractor fan & double oven, worktop lighting, splash back tiling, plumbing for washing machine, boiler cupboard, power points, coving,

LANDING

Double glazed window to side, airing cupboard, access to loft space, power point,

BEDROOM 1 12' x 10' (3.66m x 3.05m)

Double glazed window to rear, fitted wardrobes & dressing unit, radiator, power points, coving,

BEDROOM 2 12'5 x9'3 (3.78m x2.82m)

Double glazed window to front, fitted wardrobes, radiator, power points,

BEDROOM 3 14' x 7'2 (4.27m x 2.18m)

Double glazed window to side, radiator, power points,

Double glazed window to front, fitted wardrobe,

Double glazed window to side, low level wc, radiator, part tiled walls,

SHOWER ROOM

Double glazed window to rear, modern with vanity wash hand basin with cupboards below, walk in shower with fixed glazed screen, fully tiled walls, heated towel rail, spot lighting, extractor fan,

OUTSIDE

REAR GARDEN

A secluded and extensive garden with patio area extending to side, split level lawn, established shrub beds, greenhouse, lighting, tap, access to front,

FRONT GARDEN

Laid to lawn with shrub & flower beds, long block paved drive providing ample parking and access to garage,

GARAGE

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