



**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



12-14 Berrys Arcade  
High Street  
Rayleigh  
SS6 7EF

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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	



**\*\*\*\* PRIME LOCATION CLOSE TO RAYLEIGH HIGH STREET & STATION \*\*\*\***

We are pleased to offer for sale this spacious 4 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 HALL**

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,

**BEDROOM 4 9'3 x 9'1 (2.82m x 2.77m )**

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

**WC**

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,