



**1 Dawlish Crescent
Rayleigh, SS6 9PN
£465,000**

- 3/4 Bedrooms
- Open Plan Kitchen/Living Space,
- 16' Lounge
- Cloakroom
- Modern Bathroom & En-Suite Shower Room
- 60' Garden with Home Office
- Detached Garage & Own Drive
- Well Maintained
- Popular School Catchments
- Early Viewing Advised

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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs	(92 plus) A		
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
		67	83
England & Wales		EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions	(92 plus) A		
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO ₂ emissions			
England & Wales		EU Directive 2002/91/EC	



****** DELIGHTFUL 3/4 BEDROOM FAMILY HOME ******

We are pleased to offer for sale this bright and spacious home which benefits from versatile accommodation including a spacious reception hall, cloakroom, lounge and a further sitting room or bedroom 4, open plan kitchen/family space, to the first floor are 3 bedrooms family bathroom & en-suite shower room, externally there is a 60' rear garden with home office, detached garage and own drive providing further parking,

Situated in a popular location of Rayleigh being within a short walk to local Schools & main line station

ACCOMMODATION

RECEPTION HALL

UPVC double glazed window & door to: laminate flooring, stairs to first floor with under storage, coving, radiator, power points, UTILITY CUPBOARD with plumbing for washing machine

CLOAKROOM

White suite comprising low level wc, butler style sink set within wood block surface, boiler cupboard, part tiled walls and complimentary tiled floor

OPEN PLAN KITCHEN/LIVING SPACE 19' x 14' (5.79m x 4.27m)

UPVC double glazed windows & door to rear with further window to side, fitted with a quality range of light oak eye level & base level units, rolled edge work tops, stainless steel sink drainer, Stoves Range cooker with extractor hood, integrated dish washer, splash back tiling, laminate flooring, radiators, power & Tv points,

LOUNGE 16' x 10' (4.88m x 3.05m)

UPVC double glazed window to front with fitted shutters, radiator, power & Tv points, coving

SITTING/BEDROOM 4 12'7 x 9' (3.84m x 2.74m)

UPVC double glazed window with fitted shutters, radiator, power points, coving

FIRST FLOOR LANDING

BEDROOM 1 17' x 10'8 (5.18m x 3.25m)

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

EN-SUITE SHOWER ROOM

UPVC double glazed window to side, white suite comprising glazed shower cubicle, low level wc, wash hand basin with storage drawers below, fully tiled walls & complimentary tiled floor, extractor fan,

BEDROOM 2 11'8 x 8' max (3.56m x 2.44m max)

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

BEDROOM 3 8'9 x 8'7 (2.67m x 2.62m)

UPVC double glazed window to front, fitted recessed cupboard, radiator, power points,

BATHROOM

UPVC double glazed window to side, white modern suite comprising, panelled bath with shower over, low level wc, wash hand basin, part tiled walls, heated towel rail, extractor fan, h

OUTSIDE

REAR GARDEN 60' (18.29m)

Paved patio area leading to lawn, raised shrub beds, all year children's play area, access to garage and side drive,

HOME OFFICE/SUMMER HOUSE 12'5 x 9'4 Windows and double doors to the garden, lighting & power points

FRONT GARDEN

Laid to lawn with shrub beds,

GARAGE & OWN DRIVE

The driveway provides ample parking and access to garage

GARAGE: Up and over door to front, personal door to garden, lighting & power points,