



**1 Denham Vale
Rayleigh, SS6 9TQ
Guide price £580,000**

- Well Maintained Throughout
- 4 Double Bedrooms
- 2 Bathrooms
- 3 Reception Rooms
- Good Local Schools Including Our Lady Of Ransom
- Ample Off Road Parking
- Delightful Garden
- Cloakroom/wc
- Popular & Established Development
- Walking Distance to Station & Shops

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Energy Efficiency Rating		Environmental Impact (CO ₂) Rating	
Current	Potential	Current	Potential
72	83		

Energy Efficiency Rating: A (92+), B (81-91), C (69-80), D (55-68), E (39-54), F (21-38), G (1-20).
Environmental Impact (CO₂) Rating: A (81-91), B (69-80), C (55-68), D (39-54), E (21-38), F (1-20).



****** IMPOSING 4 BEDROOM 3 RECEPTION ROOM FAMILY HOME ******

St George Homes are pleased to offer for sale this spacious 4 bedroom detached home offering 3 entertainment reception rooms, modern and contemporary fitted kitchen/breakfast room, cloakroom, 2 bathrooms, UPVC double glazing landscaped rear garden & a newly laid block paving providing extensive parking

Situated within the ever popular Little Wheatley's being with a short walk of Parklands & local shops, Rayleigh Town Centre with it's array of shops cafe's and bars is also close by as is Rayleigh Station & Schools including Our Lady of Ransom & Sweyne Park Secondary School,

ACCOMMODATION

Entrance Hall

Door opening in to hallway with laminate flooring, radiator, stairs to first floor, under stairs with storage cupboard, coved cornice to ceiling, doors to:

Lounge

15'7" x 11'4" (4.75m x 3.45m)

Fitted carpet, radiator, double glazed window and French doors to rear garden, coved cornice to ceiling.

Dining Room

10'7" x 7'10" (3.23m x 2.39m)

Fitted carpet, radiator, double glazed window to rear, coved cornice to ceiling.

Kitchen / Breakfast Room

16'11" x 8'1" (5.16m x 2.46m)

Range of wall and base units with work surface above incorporating one and an half bowl sink and drainer with mixer tap and feature glass splashback, integrated eye-level double oven and gas hob with extractor hood over, integrated warming drawer, microwave, dishwasher, washing machine and fridge freezer, breakfast bar, tiled flooring with underfloor heating, double glazed windows to front, coved cornice to ceiling with fitted spotlights.

Sitting Room

16'3" x 8'3" (4.95m x 2.51m)

Fitted carpet, radiator, double glazed window to front, ceiling with fitted spotlights.

Downstairs Cloakroom

Two piece suite comprising wash hand basin set in vanity unit with mixer tap and low level w.c, tiled flooring with under floor heating, part tiled walls, heated towel rail, obscure double glazed window to front, ceiling with fitted spotlights.

First Floor Landing

Fitted carpet, storage cupboard, access to loft space, doors to:

Master Bedroom

16'5" x 9'0" (5m x 2.74m)

Fitted carpet, radiator, double glazed windows to front and rear, built-in cupboard, ceiling with fitted spotlights, door to:

En-Suite to Master Bedroom

Three piece suite comprising double shower with rainfall shower head, wash hand basin set in vanity unit with mixer tap and low level w.c, tiled flooring and walls, heated towel rail, obscure double glazed window to front, ceiling with fitted spotlights.

Bedroom Two

10'3" x 8'0" (3.12m x 2.44m)

Fitted carpet, radiator, double glazed window to rear, fitted wardrobes.

Bedroom Three

10'7" x 6'11" (3.23m x 2.11m)

Fitted carpet, radiator, double glazed window to rear, fitted wardrobes, ceiling with fitted spotlights.

Bedroom Four

8'8" x 8'8" (2.64m x 2.64m)

Fitted carpet, radiator, double glazed window to side, Velux window.

Bathroom

Three piece suite comprising panelled bath with rainfall shower over, pedestal wash hand basin and low level w.c, tiled floor and walls, heated towel rail, obscure double glazed window to side.

Rear Garden

Patio area leading to lawn with shrub and tree borders, further patio to rear, summerhouse, side gated access to front.

Front Garden

Block paved driveway providing ample off road parking leading to entrance, side gated access to rear garden.