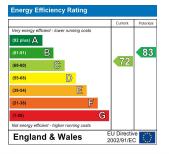


12-14 Berrys Arcade High Street Rayleigh SS6 7EF

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

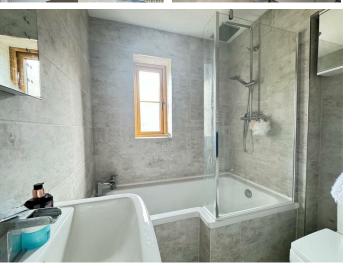


Environmental impact (CO2) Rating		
	Current	Potential
Very environmentally friendly - lower CO2 emissions		
(92 plus) 🛝		
(81-91)		
(69-80) C		
(55-68)		
(39-54)		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO2 emissions		
England & Wales EU Directive 2002/91/EC		









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













**** IMPOSING 4 BEDROOM 3 RECEPTION ROOM First Floor Landing FAMILY HOME ****

4 bedroom detached home offering 3 entertainment to: reception rooms, modern and contemporary fitted kitchen/breakfast room, cloakroom, 2 bathrooms, UPVC Master Bedroom 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 Fitted carpet, radiator, double glazed windows to front and Centre with it's array of shops cafe's and bars is also close rear, built-in cupboard, ceiling with fitted spotlights, door to: 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 cornicing 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 cornicing to ceiling.

Dining Room

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

Fitted carpet, radiator, double glazed window to rear, coved cornicing 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 cornicing 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.

St George Homes are pleased to offer for sale this spacious Fitted carpet, storage cupboard, access to loft space, doors

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

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 wit 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 Garden

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