

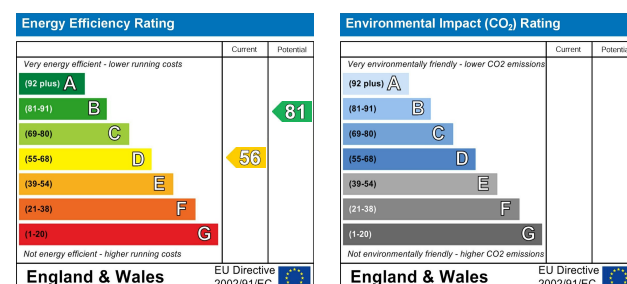
**40 Crown Hill**  
**Rayleigh, Essex SS6 7HG**  
**£800,000**

- Stunning Charecter Home
- Minutes To Station & High Street
- Refurbished To A High Standard
- Superb Kitchen
- Luxury Bathroom
- 3 Double Bedrooms
- Spacious & Welcoming Reception Hall
- Many Quality Features
- Landscaped Gardens & extensive Parking
- No Onward Chain



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**\*\*\*\* STUNNING CHARACTER FAMILY HOME OFFERING SPACIOUS CONTEMPORARY LIVING \*\*\*\***

Situated in a prime location being a short walk of both Rayleigh High Street & Station and being within the favoured Rayleigh primary School catchment, The property has been transformed by the current owners retaining many character features yet now also offers a bright & spacious contemporary feel with a most welcoming reception hall, lounge, spacious dining room leading directly onto the luxury kitchen & utility, two cloakrooms, 3 double bedrooms, luxury bathroom, UPVC double glazing, extensive parking and landscaped garden, over sized garage, The property is being offered with no onward chain

**ACCOMMODATION**

**PART ENCLOSED LOBBY**

Hardwood door to

**WELCOMING RECEPTION HALL 16'7 x 9'7 max (5.05m x 2.92m max)**

Two lead lite windows to the front elevation, column radiator, power points, coving, feature staircase to the first floor with storage cupboard below,

**CLOAKROOM**

Lead lite window to front, white low level wc, natural granite bowl sink set on marble plinth having storage below, laminate flooring, extractor fan, spot lighting, underfloor heating

**LOUNGE 16'9 x 13'3 (5.11m x 4.04m)**

Large UPVC double glazed window to front, feature marble fireplace with cast iron insert & grate, set on granite plinth, coving, Tv & power points, column radiators,

**DINING ROOM 13'8 x 13'3 (4.17m x 4.04m)**

UPVC double glazed French doors with side windows leading to & overlooking the rear garden, marble tiled floor, column radiator, power points, coving, open way to kitchen

**KITCHEN 10'7 x 9'8 (3.23m x 2.95m)**

UPVC double glazed window to side, fitted with a quality range of contemporary eye level & base level units, contrasting quartz stone work tops incorporating inset sink with hot boiling kettle tap, 5 ring induction hob & extractor fan above, two ovens, larder fridge, integrated dish washer, column radiator, marble tiled floor, work top led lighting, feature split level ceiling with concealed lighting,

**UTILITY ROOM 11'1 x 9'5 max (3.38m x 2.87m max)**

UPVC double glazed windows to rear & side elevations, modern eye level & base level units wood

block effect worktops, splash back tiling, boiler cupboard, plumbing for washing machine & space for tumble dryer, power points, marble tiled floor,

**WC**

White low level wc, wall mounted wash hand basin, tiled walls, spot lighting,

**FIRST FLOOR LANDING**

Original stained glass lead lite windmill window to side inlaid into a double glazed unit, access to loft space,

**BEDROOM 1 16'8 x 12'2 (5.08m x 3.71m)**

UPVC double glazed window to front & side, coving, radiator, power points,

**BEDROOM 2 13'9 x 13'6 (4.19m x 4.11m)**

UPVC double glazed window to rear, recessed space for wardrobes, radiator, power points, coving,

**BEDROOM 3 12'5 x 10'8 (3.78m x 3.25m)**

UPVC double glazed window to front & side, coving, radiator, power points,

**SUPERB BATHROOM 10'5 x 9'1 (3.18m x 2.77m)**

UPVC double glazed window to side, a luxury white swat comprising a slipper style bath, large walk in shower with glazed screen & marble tiling, rainfall shower & hand attachment, low level wc, two natural limestone sinks set on marble plinth having storage cabinets & drawers below, heated towel rail, under floor heating, spot lighting, extractor fan,

**OUTSIDE**

**REAR GARDEN 55' (16.76m)**

A delightful and secluded garden with an entertainment patio area with retaining sleepers and steps to lawned garden, established evergreen shrub beds, greenhouse, lighting, tap, external power point, access to garage & front garden

**FRONT GARDEN**

The property benefits from being set well back from the road with a large block paved drive providing extensive parking and access to the attached garage, retaining boundary walls & olive hedgerows, lighting.