



**40 Crown Hill
Rayleigh, Essex SS6 7HG
£750,000**

- 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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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			
England & Wales	EU Directive 2002/91/EC	56	81

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		



****** 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.