



**24 Western Road
Rayleigh, Essex SS6 7AX
£1,350,000**

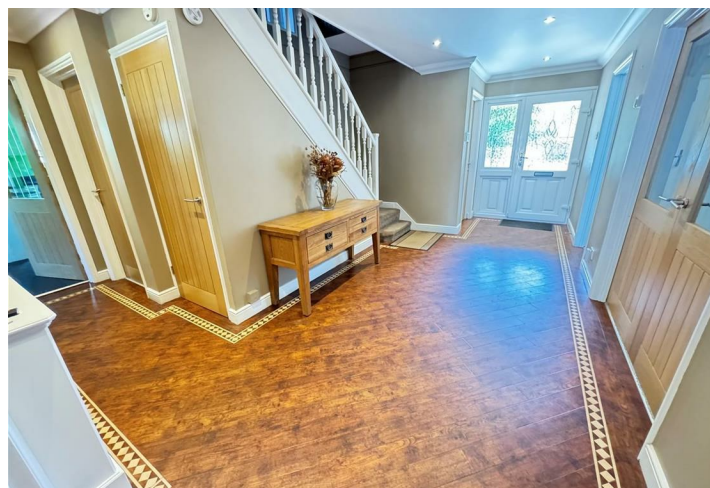
- Superb Private Tree Lined Road
- 5 Bedrooms
- 2 Bathrooms,
- 4 Reception Rooms
- Quality Fitted Kitchen
- Utility & Cloakroom
- 120' Landscaped Garden
- 25' x 12'9" Cabin/Games Room
- Extensive Parking & 18' X 16' Garage
- No Onward Chain



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



****** SUBSTANTIAL 5 BEDROOM FAMILY HOME IN A MOST SOUGHT AFTER PRIVATE ROAD SETTING ******

St George are privileged to offer for sale this impressive 5 bedroom 4 reception room family home offering in excess of 2800 sqft of living space including a most welcoming reception hall, cloakroom, lounge, dining room, study conservatory spacious kitchen/breakfast room utility and to the first floor is a galleried landing, 5 bedrooms with the master bedroom having a full en-suite bathroom, family bathroom,

Externally the property is set within its own grounds having extensive parking and a 18' x 16' garage, 120' private & landscaped rear garden with a heated pool & 25' cabin/games room

WHILST SITUATED IN ONE OF THE MOST PRESTIGIOUS PRIVATE TREE LINED ROADS OF SOUTH EAST ESSEX RAYLEIGH TOWN CENTRE IS A SHORT WALK HAVING AN ARRAY OF INDEPENDENT & CHAIN SHOPS INCLUDING MARKS & SPENCER FOOD HALL, PUBS WINE BARS & EXTENSIVE FOOD FAYRE, MAINLINE STATION AND EXCELLENT SCHOOLS, THE PROPERTY IS OFFERED WITH NO ONWARD CHAIN

RECEPTION HALL

A most welcoming hall with UPVC double glazed window & door to the front elevation, stairs to first floor with under stair storage cupboard, Amtico flooring, radiator behind cover, coving, spot lighting, power points,

CLOAKROOM

UPVC double glazed window to front, modern white suite comprising, low level wc, radiator,

LOUNGE 22'5 x 12'5 (6.83m x 3.78m)

UPVC double glazed French doors & windows to the rear & conservatory, feature stone fireplace with matching hearth & mantle, gas living flame fire, coving, radiator behind cover, Tv points & surround speaker system, coving, power points, wall lights

CONSERVATORY 16' x 10'9 (4.88m x 3.28m)

UPVC double glazed windows to three elevations & French doors to the rear patio, vaulted ceiling with electric blinds, tiled floor, air condition unit, power points

STUDY 12' x 6'7 (3.66m x 2.01m)

UPVC double glazed window to front, radiator behind cover, power & telephone points, coving,

DINING ROOM 14'6 x 13'9 (4.42m x 4.19m)

UPVC double glazed French doors with side windows overlooking the rear garden, Amtico flooring, wall lights, coving, radiator behind cover, power points

KITCHEN/BREAKFAST ROOM 21' x 10'9 (6.40m x 3.28m)

UPVC double glazed window to rear & further window & door to side, fitted with a quality range of contemporary white eye level & base level units with polished granite worktops incorporating a large breakfast bar, inset sink with waste disposal & purified water tap, Rangemaster freestanding cooker with extractor fan above, electric hotplate, integrated appliances include a dishwasher, microwave, large wine cooler & American style fridge/freezer, worktop lighting, tiled flooring, spot lighting, power points, radiator,

UTILITY ROOM 7' x 6'8 (2.13m x 2.03m)

Fitted eye level & base level units to compliment the kitchen, granite worktops, inset sink, plumbing for washing machine and space for tumble dryer, power points, spot lighting, tiled floor, door to garage

SPACIOUS FIRST FLOOR GALLERIED LANDING

Spot lighting, airing cupboard, radiator behind decorative cupboard, storage cupboard, coving, power points,

BEDROOM 1 14' x 12' (4.27m x 3.66m)

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

EN-SUITE BATHROOM

UPVC double glazed window to front, white suite comprising Spa bath, large walk in shower with fitted glazed screen, rain fall shower & hand attachment, vanity wash hand basin with storage below, low level wc, tiled floor, half tiled walls, heated towel rail, spot lighting, coving, extractor fan,

BEDROOM 2 15' x 14' (4.57m x 4.27m)

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

BEDROOM 3 14'2 x 12'1 (4.32m x 3.68m)

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

BEDROOM 4 11' x 10' (3.35m x 3.05m)

UPVC double glazed window to rear, radiator, power points, coving,

BEDROOM 5 10'8 x 9'8 (3.25m x 2.95m)

UPVC double glazed window to front, fitted cupboard, further fitted wardrobes with mirror fronted sliding doors, radiator, power points, coving,

FAMILY BATHROOM

UPVC double glazed window to side, modern white suite comprising, panelled bath, shower cubicle, low level wc, wash hand basin with range of fitted cupboards below, low level wc, part tiled walls, coving, spot lighting, extractor fan,

OUTSIDE

REAR GARDEN 120' (36.58m)

A delightful and secluded garden ideal for entertaining commencing with a large paved patio with feature filtered pond & rockery garden, heated inset pool having an Aquatrac safety cover, filtration system & air sourced heating system, large lawn area, established evergreen shrubs and trees, storage shed, lighting, tap and access to front, to the rear of the garden in a large cabin/games room

CABIN/GAMES ROOM 25' x 12'4 (7.62m x 3.76m)

To the front is a decked area with up lighting, French doors to: further windows to front & sides, air condition unit, lighting, bar area, electric heaters, power & lighting, at the rear of the cabin is a large store area

FRONT GARDEN

The property is set well back from this private tree lined road and approached via two sets of electric gated and retaining walls & railing, mainly block paving providing ample parking access to the double garage & sweeping in and out drive, establish shrub beds, lighting,

GARAGE 18'6 x 16 (5.64m x 4.88m)

Electric up & over door to front, lighting & power point, central heating system