

**42 Cotswold Avenue  
Rayleigh, SS6 8AN  
£450,000**

- Superb 3 Bedroom Bungalow
- Open Plan Living With Vaulted Ceiling,
- Newly Fitted Kitchen
- 2 Bathrooms
- Well Maintained Throughout
- 70' Rear Garden
- Ample Parking
- Easy Access to High Street & Station
- Must Be Viewed Internally
- Many Quality Features

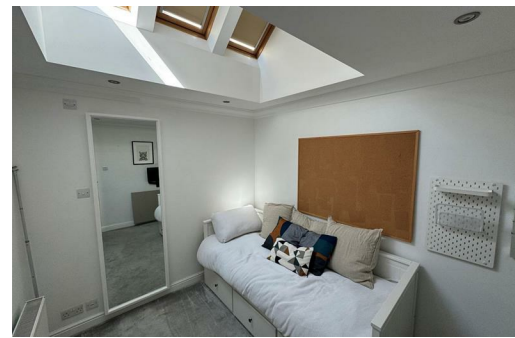


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Energy Efficiency Rating		Environmental Impact (CO <sub>2</sub> ) Rating	
Current	Potential	Current	Potential
	88		
70			





**\*\*\*\* SUPERBLY MAINTAINED 3 BEDROOM 2 BATHROOM BUNGALOW \*\*\*\***

This immaculate bungalow offers excellent & contemporise living with a stunning 20' lounge having vaulted ceiling & wood burning stove, newly fitted kitchen, 2 quality fitted bathrooms, UPVC double glazing, laminate flooring, delightful 70' rear garden, and ample parking, Situated in a popular location being with easy access of both Rayleigh High Street & station, St George Homes strongly recommend an early internal viewing to fully appreciate this unique home,

& storage drawers, part tiled walls, heated towel rail, extractor fan, spot lighting, vaulted ceiling with Velux sky light windows

**OUTSIDE**

**70'**

Paved patio area with inset lighting, and steps to the large lawn area, shrub beds, lighting & tap, storage shed to rear, access to front,

**FRONT GARDEN**

Mainly laid to block paving providing parking, shingled garden area, access to side,

**ACCOMMODATION**

**RECEPTION HALL**

Laminate flooring, access to loft space, spot lighting, column radiator, power point,

**OPEN PLAN LOUNGE/DINER 20'1 x 14'4max (6.12m x 4.37mmax)**

A super room with vaulted ceiling & wood burning stove, floor to ceiling UPVC double glazed windows & French doors to the rear elevation, laminate flooring, radiator, power & Tv points, spot lighting,

**KITCHEN 12'9 x 10' (3.89m x 3.05m)**

Recently fitted with quality range of contemporary Shaker style eye level & base level units with quartz stone work tops incorporating porcelain 1.5 sink drainer with mixer taps, range style cooker, extractor fan, integrated dish washer, spot lighting, power points, laminate flooring, open to lounge, to the side of the kitchen is a utility/pantry cupboard with plumbing for washing machine, fitted shelving & power points,

**BEDROOM 1 18' x 11'9 (5.49m x 3.58m)**

Large UPVC double glazed bay window to front, feature lead lite sun rise windows to side, coving, spot lighting, power points, radiator,

**BEDROOM 2 11'7 x 9'8 (3.53m x 2.95m)**

UPVC double glazed window to front, radiator, power points, coving, spot lighting,

**BEDROOM 3 10' x 8'4 (3.05m x 2.54m)**

Double glazed Velux sky light windows to the part vaulted ceiling, coving, spot lighting, radiator, power & Tv points, secret mirrored door leading to:

**EN-SUITE WET ROOM**

Newly installed white suite comprising shower area with rainfall shower, low level wc, wash hand basin, fully tiled walls & flooring, heated towel rail, spot lighting, extractor fan, fully tiled walls & flooring,

**BATHROOM**

White suite comprising panelled bath with fitted glazed screen rainfall shower & hand attachment, low level wc, Victorian style vanity unit with inset sink unit