



**21 Gloucester Avenue  
Rayleigh, Essex SS6 8XR  
Guide price £650,000**

- 4 Double Bedrooms
- 3 Bathrooms
- 3 Reception Rooms
- Spacious Hall & Landing
- Quality 16'8 Kitchen
- 21'9 x 19'6 Lounge
- Utility Room
- Large Garage & Boiler/Laundry Room
- Grove School Catchment
- Guide Price £745,000 to £765,000



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Energy Efficiency Rating		Environmental Impact (CO <sub>2</sub> ) Rating	
Current	Potential	Current	Potential
80	86	A	A
<p>Very energy efficient - lower running costs</p> <p>(92 plus) A</p> <p>(81-91) B</p> <p>(69-80) C</p> <p>(55-68) D</p> <p>(39-54) E</p> <p>(21-38) F</p> <p>(1-20) G</p> <p>Not energy efficient - higher running costs</p>		<p>Very environmentally friendly - lower CO<sub>2</sub> emissions</p> <p>(92 plus) A</p> <p>(81-91) B</p> <p>(69-80) C</p> <p>(55-68) D</p> <p>(39-54) E</p> <p>(21-38) F</p> <p>(1-20) G</p> <p>Not environmentally friendly - higher CO<sub>2</sub> emissions</p>	
England & Wales		England & Wales	
EU Directive 2002/91/EC		EU Directive 2002/91/EC	



\*\*\*\* 2,500 sqft 4 BEDROOM FAMILY HOME WITHIN THE POPULAR GROVE SCHOOL CATCHMENT \*\*\*\*  
GUIDE PRICE £675,000 TO £700,000

Most imposing home built for the current owners offers extensive accommodation including an impressive 21' x 19'7" lounge, quality fitted kitchen & separate utility room, 4 double bedrooms with two en-suites & family bathroom, 3 reception rooms, large garage & boiler/laundry room, Situated within a popular mews location being close to grove woodlands & country park, schools for children of all ages & bus routes to surrounding area's including Rayleigh High Street & main line Station,

**ACCOMMODATION**

\*\*\*\* 2,500 sqft 4 BEDROOM FAMILY HOME WITHIN THE POPULAR GROVE SCHOOL CATCHMENT \*\*\*\*  
GUIDE PRICE £700,000 TO £725,000

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**RECEPTION HALL**

UPVC double glazed door to: feature window to side, stairs to first floor with light oak balustrades & hand rails, laminate flooring, radiators, coving, power & telephone points.

**CLOAKROOM**

Modern white suite comprising low level wc, wash hand basin, splash back tiling, laminate flooring.

**LOUNGE 21'9" x 19'6" (6.63m x 5.94m)**

UPVC double glazed window to front & French doors to the rear garden, coving, spot lighting, air condition unit, radiator, power & TV points.

**DINING ROOM 12' x 9'2" (3.66m x 2.79m)**

UPVC double glazed window to front, laminate flooring, radiator, power points, and coving.

**STUDY 10'2" x 8'7" (3.10m x 2.62m)**

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

**KITCHEN/BREAKFAST ROOM 16'7" x 9'6" (5.05m x 2.90m)**

UPVC double glazed window to front, recently fitted with a quality range of white & grey eye level & base level units, granite work tops incorporating, inset sin drainer with mixer taps, induction hob having extractor hood above, double oven, integrated dishwasher & double wine cooler LED worktop lighting, coving, spot lighting, radiator, power points, tiled floor.

**UTILITY ROOM 9'8" x 6' (2.95m x 1.83m)**

UPVC double glazed door to rear, white eye level & base level cupboards to compliment the kitchen, granite worktops, plumbing for washing machine & space for tumble dryer, radiator, power points, coving, spot lighting.

**SPACIOUS FIRST FLOOR LANDING**

UPVC double glazed window to side, access to loft space, coving, radiator, power points, airing/storage cupboard.

**BEDROOM 1 16'4" x 9'6" (4.98m x 2.90m)**

UPVC double glazed window to front, coving, radiator, power & TV points, and telephone point.

**EN-SUITE SHOWER ROOM**

UPVC double glazed window to rear, modern white suite comprising, large walk in shower with fitted glazed screen, pedestal wash hand basin, low level wc, part tiled walls, heated towel rail, coving, spot lighting, and an extractor fan.

**BEDROOM 2 15'7" x 9'7" (4.75m x 2.92m)**

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

**EN-SUITE BATHROOM**

UPVC double glazed window to rear, white suite comprising, panelled bath, large shower cubicle with glazed screen, low level W/C, vanity wash hand basin having storage cupboard below, fully tiled walls, spot lighting, extractor fan, and a heated towel rail.

**BEDROOM 3 16'6" x 9'7" (5.03m x 2.92m)**

UPVC double glazed bat window & further window to front elevation, coving, radiator, power & TV points.

**BEDROOM 4 12'5" x 11' (3.78m x 3.35m)**

UPVC double glazed window to rear, fitted open wardrobes with hanging rails & shelving, spot lighting, coving, radiator, and power points.

**FAMILY BATHROOM**

UPVC double glazed window to rear, white suite comprising, panelled bath, shower cubicle, low level wc, pedestal wash hand basin, splash back tiling, heated towel rail, coving, spot lighting, and an extractor fan.

**OUTSIDE**

**REAR GARDEN**

Designed for minimal maintenance with paved patio area leading to artificial lawn and further patio to rear, hot tub, summer house, access to front, lighting, and an external tap.

**FRONT**

Has block paving providing parking and access to garage.

**GARAGE 19'5" x 9'2" (5.92m x 2.79m)**

Electric up & over door to front, door to rear, lighting & power points.

**BOILER ROOM 10' x 6'1" (3.05m x 1.85m)**

UPVC double glazed door, wall mounted boiler & central heating system, power points, lighting, ideal for laundry drying.