



**9 Wellington Road  
Rayleigh, SS6 8EX  
£625,000**

- Prime Location
- 4 Double Bedrooms
- 2 Reception Rooms
- Shaker Fitted Kitchen/Breakfast Room
- 2 Bathrooms
- Superb 90' Landscaped Garden
- Backing Farmland
- Extensive Parking & Garage
- Easy Access to High Street & Station
- Must Be Viewed Internally



12-14 Berrys Arcade  
High Street  
Rayleigh  
SS6 7EF

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





**\*\*\*\* SUPERB 4 BEDROOM 2 RECEPTION ROOM FAMILY HOME BACKING FARMLAND, \*\*\*\***  
 Guide Price £625,000 to £635,000  
 St George homes are pleased to offer for sale tis spacious & extended 4 bedroom 2 reception room family home providing well proportioned accommodation with a quality Fitted Shaker style kitchen/breakfast room, en-suite & luxury bathroom, 90' landscaped rear garden, ample parking & garage, Situated in one of the most favoured roads of Rayleigh with excellent countryside walks, and easy access to Rayleigh High Street Station & local Schools,

**ACCOMMODATION**

**RECEPTION**

Window & door to front with stained glass inserts, laminate flooring, coving, radiator, power points, stairs to first floor,

**LOUNGE 17' x 15'9 (5.18m x 4.80m)**

Double glazed patio doors to rear, feature fireplace with raised granite hearth & sleeper style Oak wood mantel, coving, radiator, power & TV points, wall lights,

**DINING ROOM 11'4 x 10'9 (3.45m x 3.28m)**

Double glazed window to front, laminate flooring, radiator, power points, coving, double doors to Kitchen,

**KITCHEN/BREAKFAST ROOM 16'6 x 10'9 (5.03m x 3.28m)**

Double glazed window & door to the rear garden, fitted with a quality range of Shaker style eye level & base level units with matching central island, wood block effect worktops incorporating scratch resistant sink drainer, Range style cooker with extractor fan, integrated dishwasher, led worktop lighting, plumbing for washing machine, boiler in wall mounted cupboard, laminate flooring, radiator, spot lighting,

**FIRST FLOOR LANDING**

access to loft space, large airing cupboard, radiator, coving,

**BEDROOM 1 22' x 10'7 (6.71m x 3.23m)**

Double glazed window to front, fitted his & her wardrobes with matching dresser unit, coving, radiator, power & TV points,

**EN-SUITE SHOWER ROOM**

Double glazed window to rear, white suite comprising, low level wc, vanity wash hand basin with cupboards below, large shower cubicle with rainfall shower & hand attachment, heated, towel rail, laminate flooring, spot lighting,

**BEDROOM 2 14'9 x 10' (4.50m x 3.05m)**

Double glazed window to front, fitted wardrobes in recess with sliding mirror doors, radiator, points, coving,

**BEDROOM 3 10' x 9' (3.05m x 2.74m)**

Double glazed window to rear with views over the rear garden & farmland, fitted wardrobe to recess area with sliding mirror doors, radiator, power points, coving,

**BEDROOM 4 10'9 x 8' (3.28m x 2.44m)**

Double glazed window to front, fitted wardrobes, radiator, power points, coving,

**FAMILY BATHROOM**

Double glazed window to rear, modern white suite comprising panelled bath with mixer taps, large walk in shower cubicle with glazed screen, rainfall shower & hand attachment, low level wc, vanity wash hand basin with storage below, part tiled walls, laminate flooring, heated towel rail, spot lighting,

**OUTSIDE**

**REAR GARDEN 90' (27.43m)**

A stunning garden backing directly onto farmland, there is a large patio area leading to an extensive lawn with raised flower & shrub beds, summer house and timber sheds, lighting, power point, tap, post & rail fencing to the rear boundary to fully enjoy the open aspect and views over farmland, feature pond with rockery garden, access to front,

**FRONT GARDEN**

Stone chipping shrub beds and extensive hardstanding providing ample parking & access to garden & garage,

**GARAGE**

Up and over door to front, door to side, lighting, power points,