

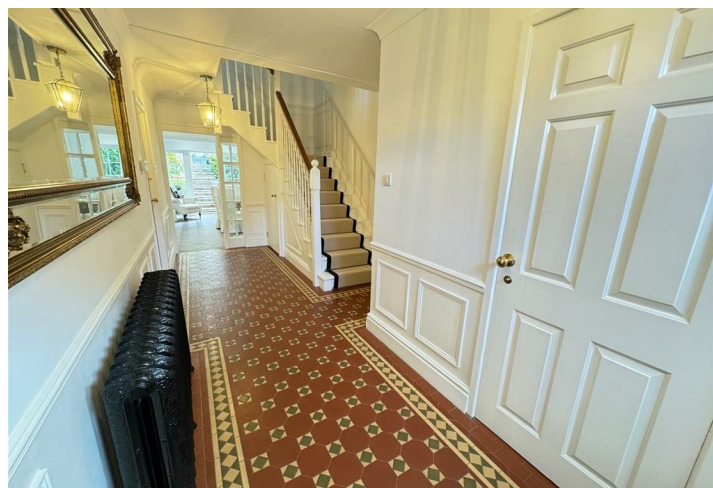
**8 Rectory Garth
Rayleigh, SS6 8BB
£750,000**

- Stunning Mews Family Home
- Up to 5 Bedrooms
- Superb Bespoke Kitchen/Family Room
- 2 Luxury Bathrooms
- Landscaped Gardens
- Immaculate Throughout
- Garage & Ample Parking
- Spacious Lounge
- Welcoming Reception Hall
- Minutes to Rayleigh High Street & Station

12-14 Berrys Arcade
High Street
Rayleigh
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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 | |
| | 69 | | 83 |
| England & Wales | EU Directive 2002/91/EC | England & Wales | EU Directive 2002/91/EC |



****** STUNNING & UNIQUE TOWN HOUSE WITH BESPOKE HAND BUILT KITCHEN ******

NO ONWARD CHAIN This most attractive mews style property has been simply transformed into a stunning & unique residence offering luxury and adaptable accommodation over three floors with up to 5 bedrooms 2 luxury bathrooms, 20' lounge, superb 20' x 15' kitchen family room with hand built kitchen & breakfast area, landscaped L shaped garden, ample parking & garage,

Situated within minutes walk of Rayleigh High Street with an excellent range of both brand & individual shops cafe's and restaurants, main line station & schools,

ACCOMMODATION

RECEPTION HALL

A most welcoming reception hall with Mosaic tiled floor, cloaks cupboard, stairs to first floor with storage below, coving, dado rail, column radiator, power points, alarm system

CLOAKROOM

Modern white suite comprising, low level wc, vanity was hand basin with cupboard below, fully tiled walls & complimentary tiled floor, spot lighting, extractor fan, heated towel rail,

STUNNING KITCHEN/FAMILY ROOM 20' x 15'6 (6.10m x 4.72m)

UPVC double glazed windows & French doors to the rear elevation and landscaped garden, the kitchen area can only be described as bespoke with hand built cabinets and marble worktops matching island & breakfast bar, window seat, Villeroy & Bock inset sink with mixer and hot tap, Smeg range style cooker (optional purchase) & extractor canopy, integrated dishwasher, wine cooler, fridge, Amtico flooring, wall mounted Tv screen (optional purchase), spot & pelmet lighting, power points, radiator,

FIRST FLOOR LANDING

Stairs to 2nd floor, coving, dado rail,

LOUNGE 20' x 12'1 (6.10m x 3.68m)

UPVC double glazed windows to front & side, laminate flooring, coving, picture rail, Tv & power points,

BEDROOM 2 11'9 x 10'6 (3.58m x 3.20m)

UPVC double glazed window to rear & side elevations, laminate flooring, coving, picture rail, radiator, power points,

BEDROOM 3 11'9 x 10' (3.58m x 3.05m)

UPVC double glazed window to rear, coving, picture rail, laminate flooring, power points,

BATHROOM

Quality white Edwardian style suite comprising free standing roll top bath with crow feet & shower/mixer taps, pedestal wash hand basin, low level wc ,marble effect tiled floor, heated towel rail,/radiator, dado rail, picture rail, coving,

2ND FLOOR LANDING

Access to loft space, power points, coving, dado rail,

BEDROOM 1 20' x 9'8 (6.10m x 2.95m)

UPVC double glazed windows to front, spot lighting, column radiators, power points, spot lighting

BEDROOM 4 10'3 x 9'2 (3.12m x 2.79m)

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

BEDROOM 5 9' x 9' (2.74m x 2.74m)

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

LUXURY SHOWER ROOM

Contemporary white suite comprising large walk in shower with rainfall shower & hand attachment, glazed screen, low level wc, vanity wash hand basin with storage below, fully tiled walls & flooring, spot lighting, heated towel rail,

OUTSIDE

L SHAPED REAR GARDEN

A totally landscaped garden with patio area & rockery garden & steps to lawn which extends to the side established shrub beds, further patio with pergola, lighting & taps, access to front,

FRONT GARDEN

Large lawn area with established evergreen boundary shrub borders, own drive providing parking & access to garage

GARAGE

Up & over door to front, lighting & power points, central heating system, plumbing for washing machine & space for tumble dryer