



**62 Alexandra Road
Rayleigh, SS6 8HS
£450,000**

- Prime Location
- Detached 3 Bedroom Bungalow
- Spacious Lounge
- Modern Kitchen
- Shower Room & Sep Cloakroom
- Ample Parking & Garage
- Secluded Garden
- UPVC Conservatory
- Well Maintained Throughout
- No Onward Chain



12-14 Berrys Arcade
High Street
Rayleigh
SS6 7EF

Tel: 01268 770728
info@stgeorgehomes.co.uk
www.stgeorgehomes.co.uk

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	



****** SPACIOUS 3 BEDROOM BUNGALOW IN PRIME LOCATION ******

An ideal opportunity to purchase this this modern built 3 bedroom detached bungalow offering well planned accommodation having the advantage of a 20'10 x 12'10 lounge, kitchen, cloakroom, 3 bedrooms, shower room, conservatory, UPVC double glazing, garage & ample parking, established garden, Situated in a most sought after location being close to parklands and countryside walks yet also within easy reach of Rayleigh High Street & Station, St George Homes strongly recommend an early viewing of this property that is being offered with no onward chain.

ACCOMMODATION

LOBBY

UPVC door to: UPVC double glazed window to side, coving, radiator telephone point,

RECEPTION HALL

Fitted storage cupboard, coving, radiator,

CLOAKROOM

UPVC double glazed window to side, low level wc, vanity wash hand basin, coved ceiling, radiator,

LOUNGE 20'10 x 12'10 (6.35m x 3.91m)

UPVC double glazed window to window to rear & patio doors leading to the conservatory, brick built fireplace with raised hearth and gas living flame fire, coving, radiator, power & Tv points, ,

CONSERVATORY 11'3 x 8'7 (3.43m x 2.62m)

UPVC double glazed windows to three elevations & French doors to garden, lighting, power points, tiled floor,

KITCHEN 10' x 8'5 (3.05m x 2.57m)

UPVC double glazed window to front, fitted range of eye level & base level units, rolled edge work tops incorporating inset sink/drainers, gas hob with extractor, double oven, splash back tiling, and tiled floor, coving, spot lighting, integrated dishwasher, plumbing for washing machine, power points,

INNER HALL

Access to loft space, boiler/airing cupboard, coving, power points,

BEDROOM 1 12' x 9'6 (3.66m x 2.90m)

UPVC double glazed window to front, fitted wardrobes with bed recess and cupboards above, coving, radiator, power & Tv points, double doors to Bedroom 2 (wall can easily be re instated if required)

BEDROOM 2 12'1 x 9'8 (3.68m x 2.95m)

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

BEDROOM 3 15' x 8'5 (4.57m x 2.57m)

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

SHOWER/BATHROOM

UPVC double glazed window to rear, suite comprising, low low level wc, vanity unit with wash hand basin, large walk in shower with glazed glazed screen, fitted cupboards, coving, wall mounted heater, shaver point,

OUTSIDE

REAR GARDEN

Patio area leading to lawn, established shrub beds & border, further circular patio, lighting & tap, access to front,

FRONT GARDEN

Mainly laid to block paving providing extensive parking and access to both side & garage

GARAGE

Up & over door to front, lighting & power points,