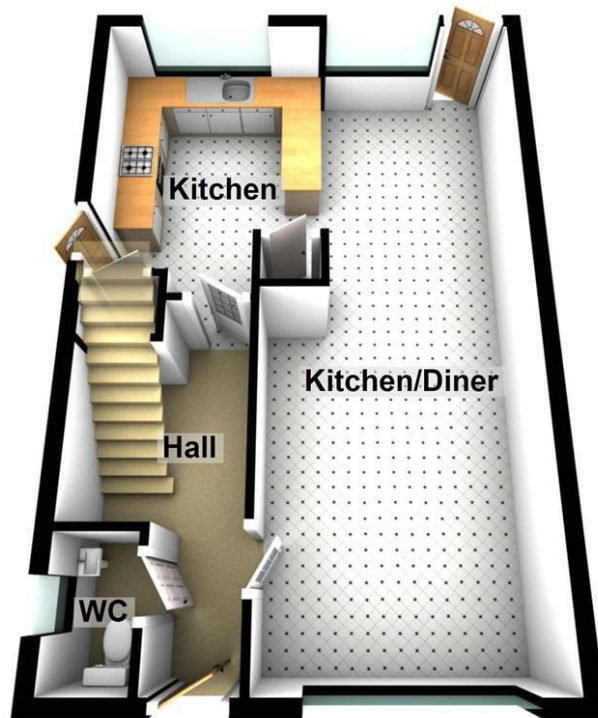




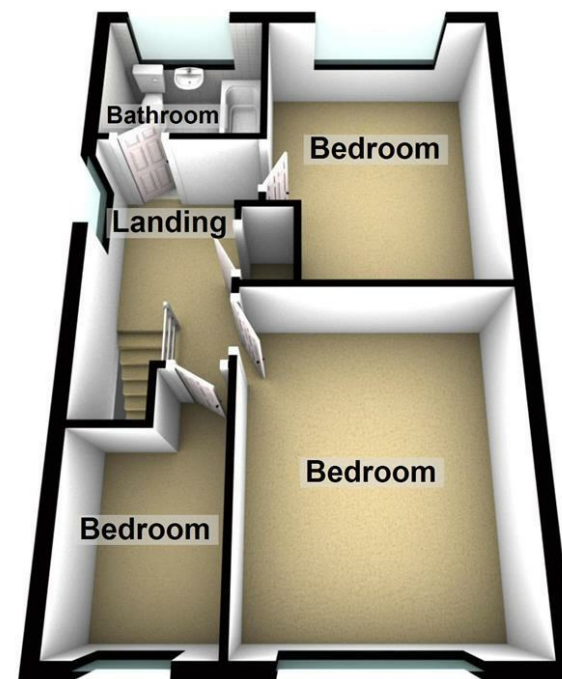
**32 Upper Lambricks
Rayleigh, SS6 8BP
Offers over £400,000**

- 3 Bedrooms
- Cloakroom
- 27' Lounge/Diner
- Kitchen
- Detached Home With Much Potential
- 60' Garden
- Garage & Own Drive
- Easy Access to High Street & Station
- Popular School Catchments
- No Onward Chain

Ground Floor



First Floor



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	



***** 3 BEDROOM DETACHED HOME WITH MUCH SCOPE & POTENTIAL *****

St George Homes are pleased to offer for sale this spacious 3 bedroom detached family home with the potential of improvements yet benefits a cloakroom, 27' lounge/diner, kitchen, bathroom/wc, 60 rear garden, garage & own drive, Situated in a popular location with excellent School catchments & within easy reach of Rayleigh High Street & Station

ACCOMMODATION

UPVC double glazed door to:

RECEPTION HALL

Stairs to first floor with cupboard below, coving, power & telephone points,,

CLOAKROOM

Window to side, white suite comprising low level wc, wall mounted wash hand basin with splash back tiling, coving,

LOUNGE/DINER 27' x 10'6 (8.23m x 3.20m)

Window to front & further window & door to rear, coving, wall lights, power & Tv points, open to Kitchen

KITCHEN 14' x 9' max (4.27m x 2.74m max)

Window to rear & UPVC double glazed window to side, fitted eye level & base level units, rolled edge worktops, stainless steel sink drainer, gas hob, oven, plumbing for washing machine, splash back tiling, power points, coving boiler cupboard housing warm air central heating boiler,

FIRST FLOOR LANDING

Window to side, airing cupboard, access to loft space, power points,

BEDROOM 1 13'9 x 10' (4.19m x 3.05m)

Window to front, coving, power points,

BEDROOM 2 13'1 x 10' max (3.99m x 3.05m max)

Window to rear, coving, power points,

BEDROOM 3 11' x 7' max (3.35m x 2.13m max)

Window to front, fitted cupboard, power points, coving,

BATHROOM

Window to rear, suite comprising paneled bath with shower over, low level wc, pedestal wash hand basin, fully tiled walls, coving,

OUTSIDE

REAR GARDEN 60' (18.29m)

Paved patio area leading to lawn, shrub beds, access to front & garage, lighting, power points, the the rear is a woodland area which we understand from the vendors solicitors is owned by property,

FRONT GARDEN

Laid to lawn, access to side, own drive providing parking and access to garage

GARAGE

Up & Over door to front, window & door to rear, lighting & power points,