



******* SPACIOUS 3 BEDROOM HOME IN FAVORED SCHOOL CATCHMENTS *******

St George Homes are pleased to offer for sale this 3 bedroom semi detached home in a popular cul de sac location being close to local shops & Schools whilst Rayleigh High Street & Station are also within easy reach,

The property offers a reception hall, cloakroom & spacious lounge, kitchen/breakfast room, to the first floor are 3 good sized bedrooms & modern shower room,

Externally is a delightful 60' secluded rear garden, ample parking & garage,

The property also has the benefit of UPVC double glazing & gas central heating, and being offered with no onward chain

ACCOMMODATION

LOBBY

UPVC double glazed door & window, tiled floor, door to

RECEPTION HALL

Coving, radiator,

CLOAKROOM

Modern white suite comprising, low level wc, vanity wash hand basin with storage cupboard below, fully tiled walls & flooring, radiator, wall light & extractor fan,

LOUNGE/DINER 22'2 x 20' reducing to 13'4 (6.76m x 6.10m reducing to 4.06m)

UPVC double glazed window & sliding doors to the rear garden, stairs to first floor, coving, radiators behind decorative covers, power & tv points,

KITCHEN/BREAKFAST ROOM 16'5 x 8'4 (5.00m x 2.54m)

UPVC double glazed window to front & door to side, fitted with range of light Oak eye level & base level units, rolled edge worktops, scratch resistant sink drainer, space for electric cooker, splash back tiling, plumbing for dishwasher, radiator, power points, coving, wall mounted boiler,

FIRST FLOOR LANDING

Access to loft space, airing cupboard with radiator & shelving, coving, power points,

BEDROOM 1 16'8 x 11'2 (5.08m x 3.40m)

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

BEDROOM 2 12'7 x 12'3 (3.84m x 3.73m)

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

BEDROOM 3 13'3 x 10'6 max (4.04m x 3.20m max)

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

BATH/SHOWER ROOM

UPVC double glazed window to front, modern white suite comprising walk in shower with glazed screen, low level wc, vanity wash hand basin with storage below, fully tiled walls & contrasting tiled floor, heated towel rail, spot lighting,

OUTSIDE

REAR GARDEN 60' (18.29m)

A delightful South backing garden with paved patio leading to lawn and established shrub beds, ornamental pond, summer house, lighting, tap access to front, side storage sheds,

FRONT GARDEN

Mainly laid to paving providing parking & access to garage, shrub borders,

GARAGE

Electric roller door to front & window to side, plumbing for washing machine, lighting, power points,