



**4a Lancaster Road
Rayleigh, Essex SS6 8UP
Asking price £535,000**

- 2 Double Bedrooms
- Super Kitchen Breakfast Room With Vaulted Ceiling
- 2 Luxury Bathrooms
- Spacious Reception Hall
- Well Maintained Throughout
- 16' Lounge
- Underfloor Heating
- Only 6 Years Old
- Popular Location
- Private Parking



12-14 Berrys Arcade
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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs	(92 plus) A		94
	(81-91) B	83	
	(69-80) C		
	(55-68) D		
	(39-54) E		
	(21-38) F		
Not energy efficient - higher running costs	(1-20) G		
England & Wales		EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions	(92 plus) A		
	(81-91) B		
	(69-80) C		
	(55-68) D		
	(39-54) E		
	(21-38) F		
Not environmentally friendly - higher CO ₂ emissions	(1-20) G		
England & Wales		EU Directive 2002/91/EC	



**** A LUXURY DETACHED 2 BEDROOM BUNGALOW WITH A 22' KITCHEN/FAMILY ROOM ****

This spacious and immaculate detached bungalow offers impressive accommodation including a spacious reception hall, 16' lounge, 22' kitchen/family room with vaulted ceiling, 2 double bedrooms with a luxury en-suite shower & a quality bathroom, the property also has the benefit of underfloor heating, cavity wall insulation, secluded garden & off road parking,

Situated in a private setting yet within a short walk to bus stops and access to local & Rayleigh High Street,

We strongly recommend an early internal viewing to to fully appreciate this quality bungalow being just 8 years old

ACCOMMODATION

RECEPTION HALL

UPVC double glazed door to: tiled floor with underfloor heating, spot lighting, power points, access to loft space, telephone points,

LOUNGE 16'4 x 16'3 (4.98m x 4.95m)

UPVC double glazed French doors & side windows to the rear garden, underfloor heating, Tv & power points,

KITCHEN/FAMILY ROOM 16'3 x 17'7 max (4.95m x 5.36m max)

A delightful room with part vaulted ceiling having four Velux roof lite windows & further UPVC double glazed window to rear & French doors to garden, fitted with a quality range of light grey eye level & base level units with matching dresser style unit, quartz stone worktops incorporating breakfast bar with butler sink & waste disposal, five ring Smeg gas hob with extractor fan, double oven, integrated dishwasher & fridge/freezer, work top lights & spot lighting, underfloor heating with tiled floor, tv & power points,

UTILITY ROOM 9'1 x 5'5 (2.77m x 1.65m)

UPVC double glazed door to side, fitted eye level & base level units to compliment the kitchen, wood block effect worktops, wall mounted boiler, tiled floor, power points, plumbing for washing machine, heated towel rail, spot lighting,

BEDROOM 1 18'3 x 12'6 (5.56m x 3.81m)

UPVC double glazed bay window to front with fitted shutters, fitted wardrobes to one wall with dresser unit and drawer units, under floor heating, power & Tv points,

EN-SUITE SHOWER ROOM

UPVC double glazed window to side, a quality white suite comprising large walk in shower with rainfall

shower and glazed screen, vanity wash hand basin with storage below, further storage cupboard, low level wc, fully tiled walls & floor, underfloor heating, heated towel rail, spot lighting, extractor fan,

BEDROOM 2 15'2 x 12'2 (4.62m x 3.71m)

UPVC double glazed window to front with fitted shutters, fitted wardrobes to one wall, matched desk units & storage cabinets, tiled floor with underfloor heating, spot lighting, Tv & power points,

BATHROOM

UPVC double glazed window to side, quality white suite comprising, paneled bath, low level wc, vanity wash hand basin with storage below, tiled walls, complimentary tiled floor with underfloor heating, spot lighting, heated towel rail,

OUTSIDE

The property is approached by a private drive providing access to two properties,

REAR GARDEN

Paved patio area leading to artificial lawn, storage shed, access to front, lighting, tap,

FRONT GARDEN

Laid to artificial lawn and access to parking

PARKING

The property has the benefit of two parking spaces