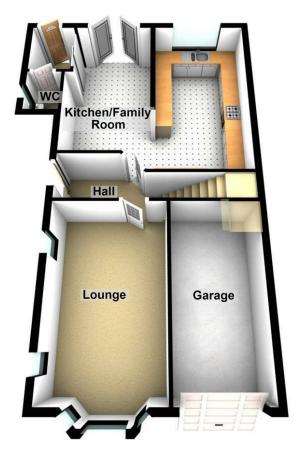
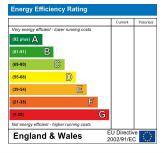
# **Ground Floor**





12-14 Berrys Arcade High Street Rayleigh SS6 7EF

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Environmental Impact (CO <sub>2</sub> ) Rating		
	Current	Potential
Very environmentally friendly - lower CO2 emissions		
(92 plus) 🔼		
(81-91)		
(69-80) C		
(55-68)		
(39-54)		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO2 emissions		
England & Wales EU Directive		











# 3 Dene Close Rayleigh, Essex SS6 9LQ £425,000

- 3 Good Sized Bedrooms
- Cloakroom
- Large Kitchen/Family Room
- Spacious Lounge
- Quality Bathroom
- Superb & Landscaped 70' Garden
- Garage & Parking
- Cul De Sac Location
- Well Maintained
- Early Viewing Advised













# \*\*\*\* AN EXTENDED 3 BEDROOM FAMILY HOME cabinets, eves storage, radiator, power & Tv points, WITH STUNNING 70' REAR GARDEN \*\*\*\*

St George Homes are pleased to offer for sale this most spacious 3 bedroom semi detached family home which has been extended to the ground floor and benefits a reception hall, a super kitchen/family room, spacious lounge, cloakroom, to the first floor are three good sized bedroom and a quality bathroom.

Externally the current owners have landscaped the rear 70' garden and to the front is ample parking and integral garage,

#### **ACCOMMODATION**

### **RECEPTION HALL**

UPVC double glazed door to: stairs to first floor, coving, radiator, power & telephone points,

### LOUNGE 16'5 x 10' (5.00m x 3.05m)

UPVC double glazed bay window to front, feature fireplace with marble hearth and insert incorporation gas living flame fire, coving, radiator, power & Tv points,

# KITCHEN/FAMILY ROOM 18'1 x 16'5 (5.51m x access to garage 5.00m)

### KITCHEN AREA:

UPVC double glazed window to rear, fitted with a modern range of Beech wood effect eye level & base level units, complimentary worktops incorporating a stainless steel sink drainer, freestanding electric cooker with extractor, splash back tiling, plumbing for washing machine & dishwasher, under stair cupboard, spot lighting, Amtico flooring,

### DINNING/FAMILY AREA:

UPVC double glazed French doors to the rear garden, Amtico flooring, radiator, power & Tv points, coving,

# **REAR LOBBY**

UPVC double glazed door to rear, dado rail, Amtico flooring, electric radiator,

#### **CLOAKROOM**

UPVC double glazed window to side, white suite comprising low level wc, wash hand basin, dado rail, radiator,

# FIRST FLOOR LANDING

Access to loft space, power point,

# BEDROOM 1 17' x 10'max (5.18m x 3.05mmax)

UPVC double glazed window to rear, fitted wardrobes to one wall, coving, radiator, power & Tv points,

# BEDROOM 2 15'10 x 12'1 max (4.83m x 3.68m max)

UPVC double glazed window to front, fitted wardrobes with matching drawers & bedside

# BEDROOM 3 9'1 x 8'5 (2.77m x 2.57m)

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

# **BATHROOM**

UPVC double glazed window to side, modern white suite comprising paneled bath with shower/mixer taps, separate glazed shower cubicle, low level wc, vanity wash hand basin with storage cupboard below, fully tiled walls & flooring, heated towel rail, spot lighting, extractor fan,

### **OUTSIDE**

# LANDSCAPED REAR GARDEN 70' (21.34m)

A super garden with paved patio area leading to lawn and well stocked shrub beds & borders, SUMMER HOUSE 12' X 10' with power points & lighting, timber shed, tap, lighting, access to front,

### FRONT GARDEN.

Shrub borders, paving providing ample parking &

### **GARAGE**

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