



**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

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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	



****** AN EXTENDED 3 BEDROOM FAMILY HOME 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 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

cabinets, eves storage, radiator, power & Tv points, coving,

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 & access to garage

GARAGE

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