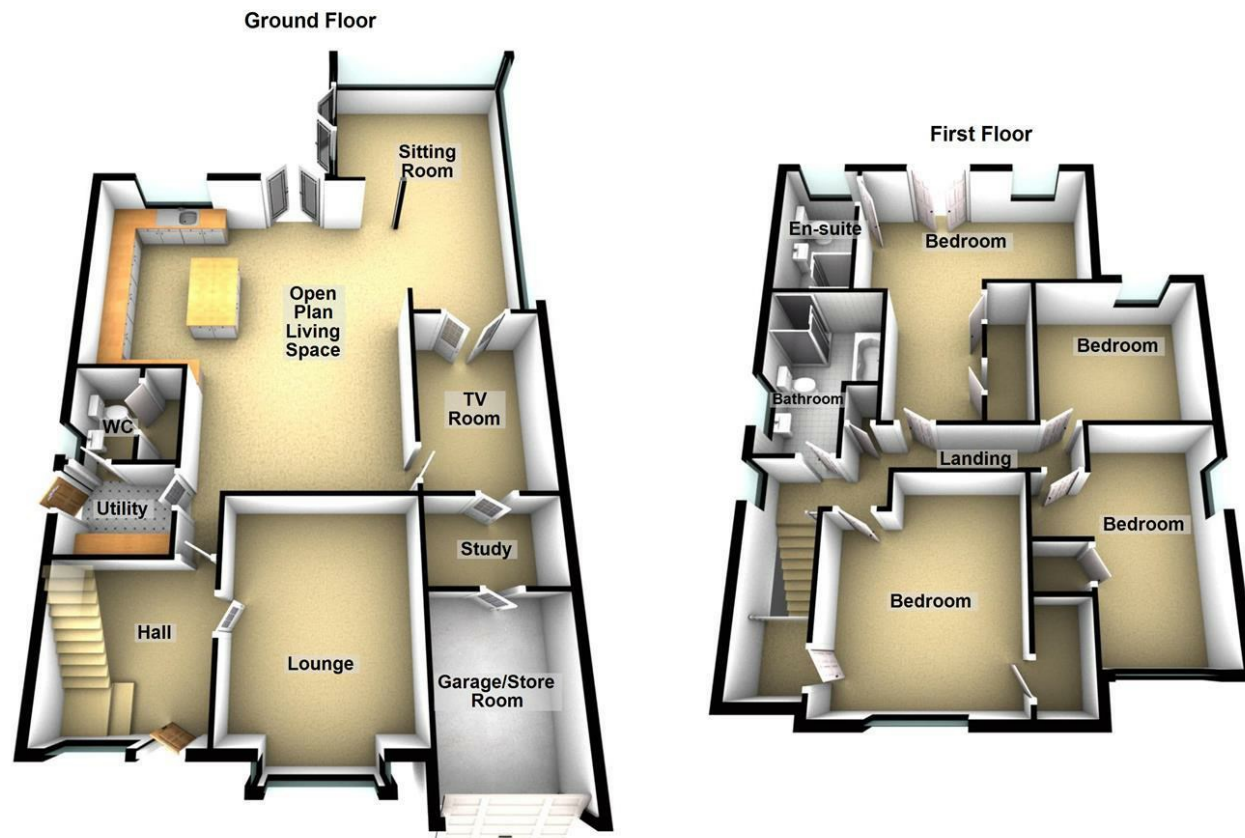




**8 Victoria Road  
Rayleigh, SS6 8EL  
£900,000**

- Superb Byford Build 4 Bedroom Family House
- Over 2250 sqft Of Accommodation
- Stunning Family Room & Kitchen/Breakfast Room
- 5 Reception Room
- 2 Bathrooms
- Utility & Cloakroom
- 95' X 42 Landscaped Garden With Entertainment Lodge
- Immaculate Throughout
- Extensive Parking
- Minutes Walk to Schools High Street & Station



12-14 Berrys Arcade  
High Street  
Rayleigh  
SS6 7EF

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

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





#### \*\*\*\* STUNNING BYFORD BUILT EXTENDED HOME WITH CONTEMPORARY LIVING \*\*\*\*

GUIDE PRICE £900,000 TO £945,000

ST GEORGE HOMES are favoured to offer for sale this immaculate 4 bedroom 5 reception room family home offering bright and airy living with a welcoming reception hall leading to an impressive & stunning rear living space including a luxury kitchen/breakfast room and a further four reception area's, cloakroom & utility, to the first floor are four double bedrooms an en-suite wet room & luxury family bathroom

Externally the property enjoys a 95'secluded & landscaped rear garden with a superb insulated & sound proofed entertainment lodge & to the front the garden provides extensive off road parking,

Situated in one of the favoured roads of Rayleigh and being minutes walk to Fitzwimarc & Edward Francis Schools, Rayleigh High Street & Station

#### ACCOMMODATION

##### RECEPTION HALL

Solid wood door & UPVC double glazed window to front, feature staircase with turned spindle and matching hand rails, under stair cupboard, Colum radiator, coved ceiling, spot lighting, radiator, laminate flooring with under floor heating,

##### LOUNGE 15'3 x 11'6 (4.65m x 3.51m)

UPVC double glazed bay window to the front elevation, feature white painted fireplace with stone hearth incorporating a wood burning stove, Colum radiator, power & tv points, coving

##### OPEN PLAN FAMILY ROOM/KITCHEN BREAKFAST ROOM 22'8 x 21'7 (6.91m x 6.58m)

A most impressive room with a media wall having recessed TV screen and surround speaker system, UPVC double glazed French doors to the rear garden, laminate flooring & underfloor heating, column radiator, power points, spot lighting, open way to KITCHEN/BREAKFAST AREA

##### KITCHEN/BREAKFAST AREA 15' x 10'4 (4.57m x 3.15m)

UPVC double glazed window to rear, fitted with a quality range of contemporary cream eye level & base level units & matching pantry cupboard, granite worktops incorporating a central island/breakfast bar with inset ceramic hob & overhead extractor fan, scratch resistant sink drainer with mixer taps & separate hot kettle tap, Neff double oven, American style fridge-freezer, integrated dishwasher, splash back tiling, spot lighting, power points, laminate & under floor heating,

##### L SHAPED SITTING ROOM 22'3 x 15'1 max (6.78m x 4.60m max)

UPVC double glazed windows to all elevations, vaulted ceiling having inset spot lighting, laminate flooring, column radiator, power points,

##### SITTING/TV ROOM 12'1 x 8'2 (3.68m x 2.49m)

Double doors to sitting room and access to study, provision for wall mounted TV, coving, laminate flooring, radiator, power points,

##### STUDY 8'2 x 5'5 (2.49m x 1.65m)

Fitted desk unit with storage drawers & shelving, further storage cupboards also housing media hub, laminate flooring, spot lighting, power point,

##### UTILITY ROOM 7'2 x 5'6 (2.18m x 1.68m)

UPVC double glazed door to side, white eye level & base level units, work tops, boiler cupboard, plumbing for washing machine & space for tumble dryer, laminate flooring, power points, spot lighting, coving, under floor heating,

#### CLOAKROOM

UPVC double glazed window to side, modern white suite comprising wc with concealed cistern, vanity wash hand basin having storage cupboards below, laminate flooring, large storage cupboard, spot lighting, extractor fan,

#### FIRST FLOOR LANDING

UPVC double glazed window to side, airing cupboard, access to loft space, coving, radiator, power points,

##### BEDROOM 1 16' x 18'8 reducing to 8'8 (4.88m x 5.69m reducing to 2.64m)

UPVC double glazed French door & Juliet style balcony to rear, fitted his & her wardrobes, coving & spot lighting, radiators, power & TV points, ,

#### EN-SUITE WET ROOM

UPVC double glazed window to rear, quality white suite comprising low level wc, pedestal wash hand basin, walk in shower area with glazed screen, fully tiled walls & flooring, coving, spot lighting, extractor fan, heated towel rail,

##### BEDROOM 2 14' x 12'5 max (4.27m x 3.78m max)

UPVC double glazed window to front, two eves storage cupboards, radiator, coving power & TV points

##### BEDROOM 3 14'4 x 11' (4.37m x 3.35m )

UPVC double glazed windows to both front & side elevations, fitted storage cupboard, radiator, power & TV points, coving,

##### BEDROOM 4 10' x 9' (3.05m x 2.74m)

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

#### FAMILY BATHROOM

UPVC double glazed window to side, Victorian style suite comprising roll top bath with crow feet & shower/mixer taps, low level wc, pedestal wash hand basin, shower cubicle, splash back tiling, spot lighting, extractor fan, heated towel rail,

##### GARAGE/STORE 11'6 x 8'5 (3.51m x 2.57m)

Roller up & over door to front, lighting & power points,

#### OUTSIDE

##### REAR GARDEN 95' x 42' (28.96m x 12.80m)

Paved patio area with steps to lawn with high quality HOT TUB, established tree & shrub beds providing extensive seclusion further patio, lighting tap & access to front, to the rear of the garden is a superb entertainment lodge

##### ENTERTAINMENT LODGE 26' x 15'6 (7.92m x 4.72m)

A stunning room being insulated and sound proofed, UPVC four panel sliding patio doors & further windows overlooking the garden, air condition unit provides cool or hot air, spot and mood lighting, surround speakers and Hi Fi system, power & TV points, fitted Bar,

#### FRONT GARDEN

Paved and shingle providing extensive parking, flower & shrub beds, lighting, retaining brick front boundary wall