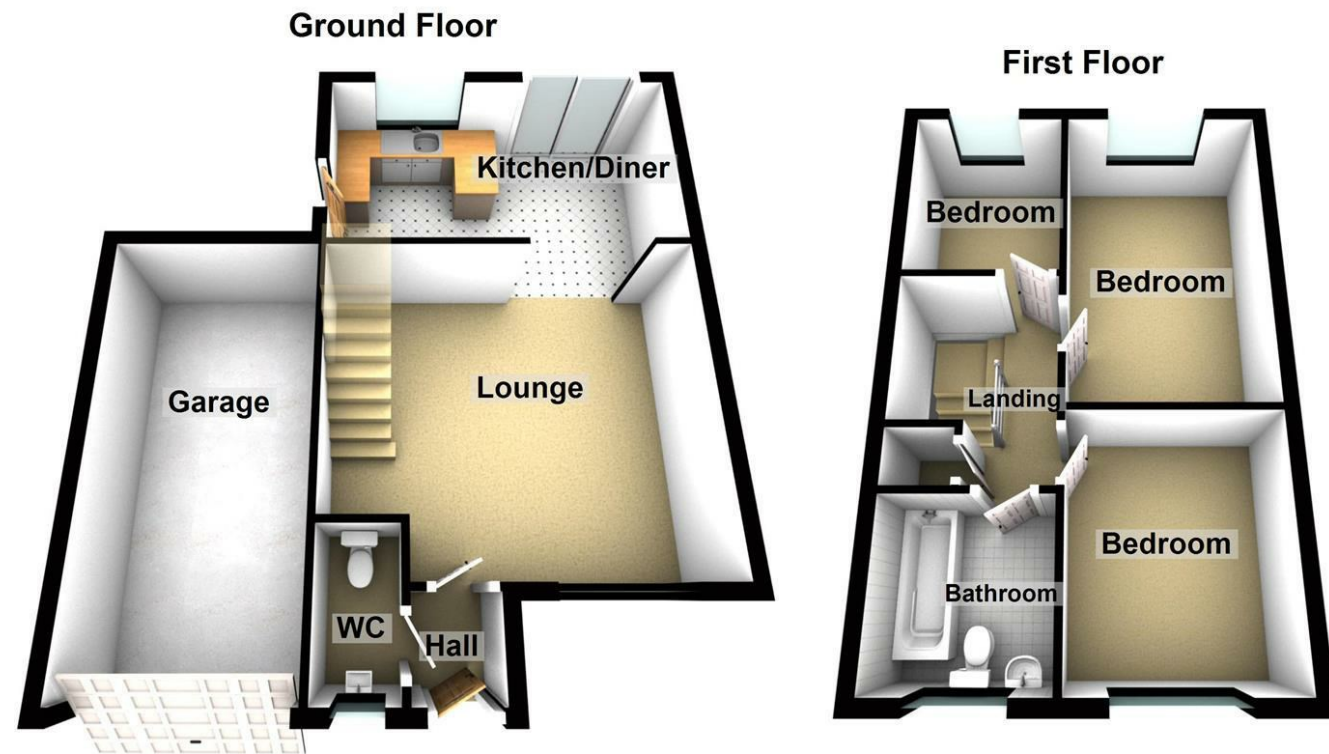




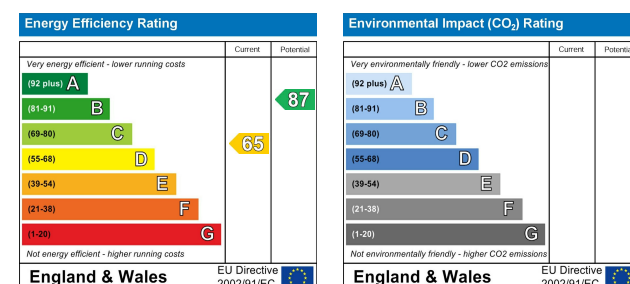
**25 Oakley Avenue**  
**Rayleigh, SS6 9TE**  
**£395,000**

- 3 Bedrooms
- Cloakroom
- Spacious Lounge
- 15' Kitchen/Diner
- Modern Bathroom
- 50' Rear Garden
- Garage & Own Drive
- Close to Wheatley Park
- Easy Access to Rayleigh Station
- Popular Location



12-14 Berrys Arcade  
High Street  
Rayleigh  
SS6 7EF

Tel: 01268 770728  
info@stgeorgehomes.co.uk  
www.stgeorgehomes.co.uk







## SPACIOUS 3-BEDROOM FAMILY HOME NEAR PARKLANDS - IDEAL FIRST HOME

Located in a sought-after development close to Wheatley Park, this well-presented and generously proportioned home offers ideal family living. The accommodation comprises:

- Spacious Lounge
- 15' Kitchen/diner
- Ground Floor Cloakroom
- 3 Bedrooms
- Modern Family Bathroom

Additional benefits include a 50' rear garden, private driveway, garage, gas central heating, and UPVC double glazing.

Conveniently situated near local schools, shops, Rayleigh High Street, and Rayleigh Station, this home combines comfort with excellent accessibility.

### ACCOMMODATION

#### RECEPTION HALL

Laminate flooring, telephone point,

#### CLOAKROOM

UPVC double glazed window to front, low level wc, pederstal wash hand basin, part tiled walls, radiator,

#### LOUNGE 15'4 x 14'1 (4.67m x 4.29m)

UPVC double glazed window to front, stairs to first floor, radiator, power & Tv points, coving, openway to kitchen/diner

#### KITCHEN/DINER 15'4 x 8'8 (4.67m x 2.64m )

UPVC double glazed window & patio doors to rear, further door to side, fitted range of eye level & base level units, rolled edge worktops incorporating, stainless steel sink drainer with mixer taps, gas hob having extractor fan above, double oven, plumbing for washing machine & tumble dryer, splash back tiling, wall mounted boiler, integrated fringe, radiator, power points,

#### LANDING

Access to loft space, airing cupboard, power point,

#### BEDROOM 1 14'5 x 9' (4.39m x 2.74m )

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

#### BEDROOM 2 10'6 x 9' (3.20m x 2.74m)

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

#### BEDROOM 3 8'3 x 6'2 (2.51m x 1.88m)

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

### BATHROOM

UPVC double glazed window to front, modern white suite comprising paneled bath with shower over & fitted glazed screen, low level wc, vanity wash hand basin with cupboards below, fully tiled walls,

### OUTSIDE

#### REAR GARDEN 50' (15.24m)

Paved patio area leading to lawn with shrub borders, slate patio to rear, lighting, tap, access to front,

### FRONT GARDEN

Mainly laid to lawn, own drive providing parking and access to garage

### GARAGE

Electric roller door to front, lighting & power points,