



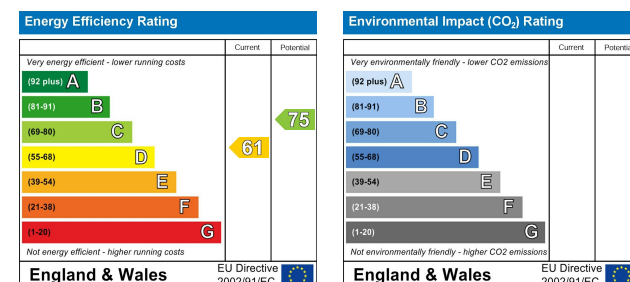
**23 Hambro Avenue
Rayleigh, Essex SS6 9NJ
Offers in excess of £550,000**

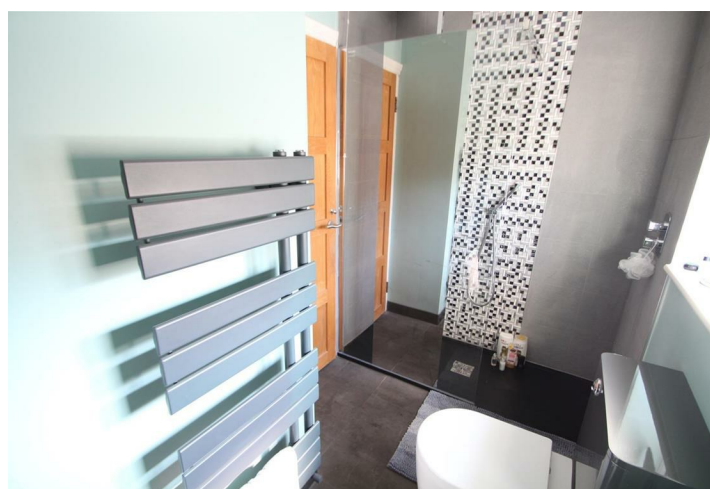
- 4 Bedrooms
- 2/3 Reception Rooms
- Quality Fitted Kitchen/Breakfast Room
- Cloakroom
- 2 Bathrooms
- Superb Entertainment Building
- Easy Access To Station
- Easy Maintenance South/West Facing garden
- Well Maintained Throughout
- No Onward Chain



**12-14 Berrys Arcade
High Street
Rayleigh
SS6 7EF**

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Delightful 4-Bedroom Home with Superb Entertainment Space!
Guide Price: £550,000 - £575,000
No Onward Chain!

This beautifully maintained and extended family home offers generous and versatile living space, perfect for modern family life and entertaining. Features include:

- Spacious 18' x 13' Lounge
- Separate Dining Room & Study
- Well-Fitted Kitchen/Breakfast Room
- Four Good-Sized Bedrooms
- Two Bathrooms & Ground Floor Cloakroom
- Landscaped, Low-Maintenance Garden with Superb Outdoor Entertainment Room
- Ample Driveway Parking & Garage/Storage Area

Ideally located just a short walk from Rayleigh Station, highly regarded schools for all ages, and the bustling Rayleigh High Street.

A fantastic opportunity to secure a family home in a sought-after location — offered chain-free for a smooth and speedy move!

ACCOMMODATION

UPVC double glazed door to front,

L SHAPED RECEPTION HALL

Stairs to first floor, laminate flooring, radiator behind decorative cover, power points, coving,

CLOAKROOM

UPVC double glazed window to side, an attractive Oak wash stand with marble plinth incorporating circular wash hand basin, low level wc, part tiled walls, column radiator/heated towel rail, spot lighting,

LOUNGE 18'6 x 13' (5.64m x 3.96m)

Double glazed Bi-Folding doors to the rear garden, feature fireplace with cast iron insert & slate hearth, recessed TV space, coving, radiators, power & TV points, Oak wood flooring,

DINING ROOM 15' x 7'1 (4.57m x 2.16m)

UPVC double glazed window & French doors to the rear garden, Oak wood flooring, radiator behind decorative cover, power points, coving,

STUDY 8'6 x 8' (2.59m x 2.44m)

Spot lighting, radiator, power points, (please note this room is part of the garage)

KITCHEN/BREAKFAST ROOM 16'6 x 9'7 (5.03m x 2.92m)

UPVC double glazed bay window to the front elevation & door to side, fitted with a modern & contemporary range of white eye level & base level

units with quartz stone worktops incorporating breakfast bar, five ring gas cooker with extractor over, two ovens, integrated washing machine, tumble dryer & dishwasher, American fridge freezer with water filtration, skirting lighting, laminate flooring, power points, spot lighting, ,

LANDING

UPVC double glazed window to side, access to loft space, power points,

BEDROOM 1 11' x 10'5 (3.35m x 3.18m)

UPVC double glazed window to front, coving, radiator, power & TV points,

EN-SUITE SHOWER ROOM

Modern white suite comprising, shower cubicle with rainfall over head shower & hand attachment, vanity wash hand basin with cupboards below, low level wc, spot lighting, splash back tiling, tiled floor, extractor fan,

BEDROOM 2 13' x 9'5 (3.96m x 2.87m)

UPVC double glazed window to rear, radiator, power points, TV point, coving,

BEDROOM 3 13' x 9'4 (3.96m x 2.84m)

UPVC double glazed window to rear, coved, radiator, Power & TV points,

BEDROOM 4 13'7 x 7' (4.14m x 2.13m)

UPVC double glazed window to front, fitted wardrobes to one wall, radiator, power points,

BATH/SHOWER ROOM

UPVC double glazed window to side, quality suite comprising over sized walk in shower with glazed screen rainfall shower & hand attachment, vanity wash hand basin having cupboards below, low level wc, splash back tiling, spot lighting, extractor fan, contemporary heated towel rail, granite feature wall,

EASY MAINTENANCE GARDEN

Paved patio area with steps to artificial lawn & shrub beds further decking to rear, access to front,

ENTERTAINMENT/BAR BUILDING 20'7 x 16'max (6.27m x 4.88mmax)

A superb L shaped detached entertainment building with bar area having wine/beer coolers, space for dining & seating area's, pine clad pitched roof, timber floor, power & TV points, weather proof canvas sidings

FRONT GARDEN

Block paving providing ample parking & access to garage/store

GARAGE/STORE 7'8 x 8'2 (2.34m x 2.49m)

Electric roller door to front, lighting, power points,