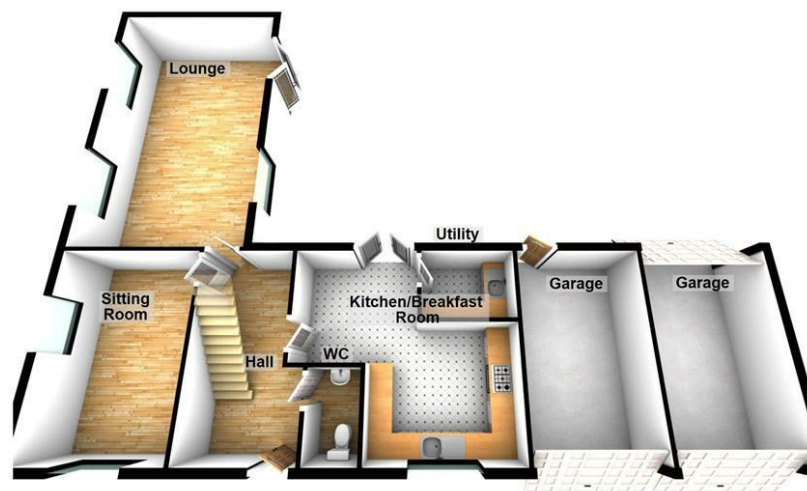


Ground Floor



First Floor



**54 Temple Way
Rayleigh, SS6 9PP
£625,000**

- 4 Bedrooms
- 2 Bathrooms
- 22' x 11'6" Lounge
- Modern Kitchen/Breakfast Room with Utility
- Sitting Room 15' x 10'3"
- Fantastic Family Home
- Easy Access to Schools & Shops
- Quiet Location
- Secluded Rear Garden
- Two Garages

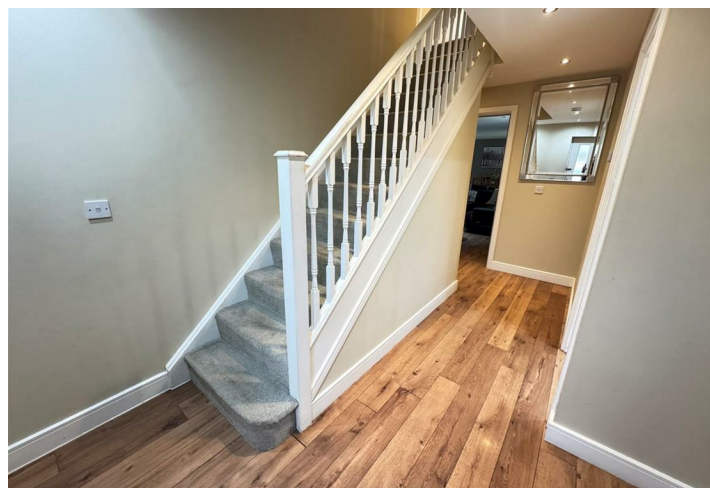


12-14 Berrys Arcade
High Street
Rayleigh
SS6 7EF

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

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		73	83
EU Directive 2002/91/EC			

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



**** A MOST SPACIOUS 4 BEDROOM 2 RECEPTION ROOM DETACHED FAMILY HOME ****
An ideal opportunity to purchase this bright and spacious family home occupying a corner location, you are welcomed by a spacious reception hall, cloakroom, an impressive 22' lounge further sitting room, and an L shaped kitchen/diner, and utility room. To the first floor are 4 good sized bedrooms with the master bedroom having an en-suite, and family bathroom. Externally there is a private rear garden, two garages and parking. The property is being offered with the protentional of no onward chain.

ACCOMMODATION

RECEPTION HALL

Composite door, stairs to first floor with storage cupboard below, Oakwood flooring, spot lighting, radiator, power & telephone points,

CLOAKROOM

White suite comprising low level wc, pedestal wash hand basin part tiled walls & complimentary tiled floor, spot lighting, radiator,

LOUNGE 22' x 11'6 (6.71m x 3.51m)

A delightful double aspect room with double glazed window to both side elevations & French doors to the rear garden, Oakwood flooring, tv & power points, spot lighting

SITTING ROOM 15' x 10'3 (4.57m x 3.12m)

Double glazed windows to front & side elevations, Oak wood flooring, spot lighting, radiator, power & Tv points,

L SHAPED KITCHEN/DINER 14'8 X 14'5

Double glazed window to front & French doors to rear, fitted with a modern of beech wood eye level & base units, granite worktops, inset sink drainer, Range style cooker, integrated dishwasher, fridge, tiled floor, spot lighting, power & Tv points,

UTILITY ROOM 6'5 x 5'5 (1.96m x 1.65m)

Double glazed door to rear, fitted range of eye and base units to compliment the kitchen with granite work tops incorporating stainless steel sink drainer, integrated washing machine & fridge freezer, tiled floor, power points, spot lighting,

SPACIOUS LANDING

Double glazed window to rear elevation, radiator, power points, loft access, two large cupboards housing recently installed boiler,

BEDROOM 1 14'10 x 10'4 (4.52m x 3.15m)

Double glazed windows to front & side elevations, spot lighting, radiator, power & tv points

EN-SUITE SHOWER ROOM

Double glazed window to front, white suite comprising, shower cubicle, low level wc, pedestal wash hand basin, fully tiled walls and flooring, spot lighting, radiator, extractor fan,

BEDROOM 2 15'2 x 9'2 (4.62m x 2.79m)

Double aspect room with windows to both front & rear elevations, spot lighting, power points, radiators,

BEDROOM 3 11'7 x 10' (3.53m x 3.05m)

Double glazed windows to both side elevations, spot lighting, radiator power & Tv points,

BEDROOM 4 12'2 x 7' (3.71m x 2.13m)

Double glazed window to side, spot lighting, radiator, power points,

FAMILY BATHROOM

Double glazed window to front, modern white suite, spa bath with shower over & fitted screen, low level wc, pedestal wash hand basin, fully tiled walls & floor, radiator, spot lighting, extractor fan

OUTSIDE

GARDEN

Paved patio area leading to lawn, lighting, tap, feature ornamental pond,

TWO GARAGES

GARAGE 1: Eclectic roller door to front, personal door to garden, lighting power points,
GARAGE 2: Electric roller doors to front & rear, lighting power points,