



**127 Pound Lane
Bowers Gifford, Essex SS13 2HN
Guide price £435,000**

- GUIDE PRICE £435,000 to £465,000
- 3 Double Bedrooms
- 23' Lounge
- Modern Kitchen/Breakfast Room
- Popular & Convenient Location
- Many Character Features
- Ample Off Road Parking
- Landscaped Garden
- Superb Entertainment Cabin
- No Onward Chain



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			
		EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ 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 ₂ emissions			
England & Wales			
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***LARGER THAN IT LOOKS — PERFECT FOR ENTERTAINING ***
GUIDE PRICE: £435,000 – £465,000

This deceptively spacious three double bedroom family home offers stylish and versatile living throughout, making it ideal for families and those who love to entertain.

Step inside to discover a generous 22' lounge, a well-equipped kitchen/breakfast room, and a modern family bathroom. The ground floor features two double bedrooms, while the first floor boasts a large 18'9" bedroom, offering privacy and flexibility.

The rear garden is a true showstopper, designed for entertaining and relaxation. It features paved patio areas ideal for al fresco dining, a brick-built pizza oven, and a beautifully maintained lawn surrounded by charming, sculpted topiary. The highlight? A superb entertainment cabin complete with a fitted bar — perfect for hosting friends and family in style.

To the front, the property benefits from ample off-road parking and garage access, adding both convenience and practicality.

A must-see home that blends comfort, space, and standout entertaining features — early viewing recommended!

ACCOMMODATION

RECEPTION HALL

Door leading to a beautifully presented space featuring:
Tiled flooring for a clean and stylish finish
Decorative coving and a classic dado rail
Bespoke painted walls and architraves, adding a unique and elegant touch

LOUNGE 22' x 14'10 (6.71m x 4.52m)

A bright and inviting room featuring a large bay window and an additional front-facing window, flooding the space with natural light. The feature stock brick fireplace with raised hearth houses an inset gas living flame fire and is beautifully finished with a sleeper-style mantle, creating a warm and rustic focal point.
Additional highlights include:
Bespoke painted walls and alcove shelving
Decorative coving and laminate flooring
Radiator, power points, and TV point for added convenience

INNER HALL

Stairs rise to the first floor, with additional features including an alarm system for added peace of mind, a radiator, and multiple power points.

KITCHEN/BREAKFAST ROOM 22'6 x 9' (6.86m x 2.74m)

A stunning and well-appointed kitchen featuring double glazed bi-folding doors and additional French doors opening onto the rear garden — perfect for creating an airy, open-plan feel and maximising natural light. Fitted with a modern range of white eye-level and base units, the kitchen boasts granite worktops and an impressive oversized breakfast bar with a 5-ring gas hob — ideal for casual dining and entertaining.
Additional features include:
Inset sink with drainer
Double oven
Integrated fridge
Plumbing for washing machine
Feature split-tile walls adding contemporary texture
Spot lighting and ample power points

SHOWER ROOM

A stylish bathroom with a vaulted ceiling and a roof light window, filling the space with natural light. The modern white suite includes a large walk-in shower with body jets and a rainfall shower, complemented by a glazed screen for a sleek finish.
Additional features include:
Low-level WC
Vanity Butler sink with open shelving below for storage
Tiled walls for a clean, contemporary look

Spot lighting and extractor fan for a well-lit, fresh space
Radiator/Heated towel rail to ensure warmth and comfort

BEDROOM 1 (first floor) 18'9 x 16'6 (5.72m x 5.03m)

A bright and spacious room featuring two double glazed windows to the rear and a skylight window to the front, allowing for plenty of natural light. The room is finished with stained wood flooring and offers excellent storage solutions including eaves storage, fitted wardrobes, and a storage/boiler cupboard.
Additional features include:
Radiator
Power points
Ideal as a principal bedroom, guest room, or versatile upper-floor space.

BEDROOM 2 17'2 x 8'7 (5.23m x 2.62m)

A beautifully presented room featuring a double glazed window to the side with sliding shutter and French doors to the rear, providing excellent natural light and garden access. Fitted with bespoke open wardrobes offering hanging rails and drawers, along with matching desk unit, this space is both stylish and functional.
Additional features include:
Coving for a refined finish
Radiator
Ample power points

BEDROOM 3 9'8 x 9'3 (2.95m x 2.82m)

A bright room featuring a double glazed window to the side, radiator, and multiple power points — ideal as a bedroom, study, or flexible living space.

OUTSIDE

To the front, the property offers ample off-road parking along with access to the garage, providing both convenience and practicality for everyday living.

GARDEN 80' (24.38m)

An oasis-style garden, beautifully landscaped with sculpted topiary and box hedging, lovingly maintained over many years to provide year-round greenery and charm. The garden features a patio area and a neatly kept lawn, offering the perfect space for both relaxation and entertaining.
To the rear, a secluded al fresco area awaits — complete with paved flooring, built-in seating, a brick-built pizza oven, and a weatherproof TV screen — creating the ultimate outdoor dining and entertainment experience.

ENTERTAINMENT CABIN/BAR 18'9 x 16'5 (5.72m x 5.00m)

A bright and inviting space featuring French doors and windows to the front, with additional windows to the side elevations, allowing for an abundance of natural light. The room is equipped with electric radiators and power points for convenience.
A standout feature is the bespoke bar area, complete with a granite countertop and shelving below — perfect for entertaining guests in style.

FRONT GARDEN

The front of the property is laid to stone chippings, providing ample off-road parking along with access to the side of the property and the garage.

GARAGE 16' x 9 (4.88m x 2.74m)

Featuring double doors to the front and an additional side access door, this space is equipped with lighting and power points, offering both functionality and versatility.