



**8 Highfield Crescent
Rayleigh, SS6 8JP
£475,000**

- Immaculate & Refurbished
- 3 Bedrooms
- New Kitchen
- Re-wired & Re plumbed
- Quality Bathroom
- 80' South/West Facing Garden
- Extensive Parking
- Double Glazing
- Minutes Walk To High Street & Station
- No Onward Chain



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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			85
(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		EU Directive 2002/91/EC	



******* REFURBISHED 3 BEDROOM BUNGALOW CLOSE TO HIGH STREET *******

St George homes are pleased to offer this immaculate & spacious 3 bedroom semi detached bungalow which has been tastefully improved & extended by the current owner and offers bright & spacious accommodation including a 18'2 x 15'1 lounge, new contemporary kitchen, quality bathroom & three well proportioned bedrooms, the property also benefits UPVC double glazing re-wired & re-plumbed, and new floor coverings.

Externally the property offers extensive parking and an 80' South/West backing secluded garden.

ACCOMMODATION

RECEPTION HALL

Composite door with glazed inset windows leading to: laminate flooring, radiator, power points, spot lighting & coving, meter cupboard.

LOUNGE 18'2 x 15'1 (5.54m x 4.60m)

UPVC double glazed French doors with side windows leading to the rear garden, laminate flooring, radiator, power & telephone point, spot lighting.

KITCHEN 10'9 x 9'9 (3.28m x 2.97m)

UPVC double glazed window to side, contemporary white eye level & base level units with complimentary worktops incorporating scratch resistant sink drainer with mixer taps, ceramic hob with extractor hob & oven below, freestanding washing machine & dishwasher, larder style cupboard with wall mounted combination boiler.

BEDROOM 1 15'5 x 11'8 (4.70m x 3.56m)

UPVC double glazed bay window to front, radiator, power points coving.

BEDROOM 2 11'5 x 11'1 (3.48m x 3.38m)

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

BEDROOM 3 9'9 x 8'5 (2.97m x 2.57m)

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

BATHROOM

New white suite comprising panelled bath with shower/mixer taps, vanity wash hand basin, low level wc, easy maintenance bathroom wall panels, heated towel rail, spot lighting, part vaulted ceiling with Velux sky light window.

OUTSIDE

REAR GARDEN 80' (24.38m)

A South/West backing secluded garden with newly laid patio leading to extensive lawns & established shrub borders, outside lighting & tap, two timber sheds, access to front.

FRONT GARDEN

Mainly laid to hardstanding for at least four vehicles feature olive tree.