



**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



12-14 Berrys Arcade  
High Street  
Rayleigh  
SS6 7EF

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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 <sub>2</sub> ) Rating                  |  | Current | Potential |
|-----------------------------------------------------------------|--|---------|-----------|
| Very environmentally friendly - lower CO <sub>2</sub> 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 <sub>2</sub> 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.