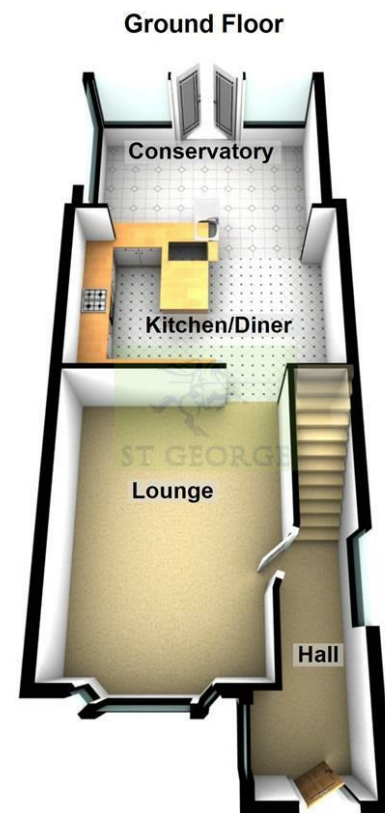
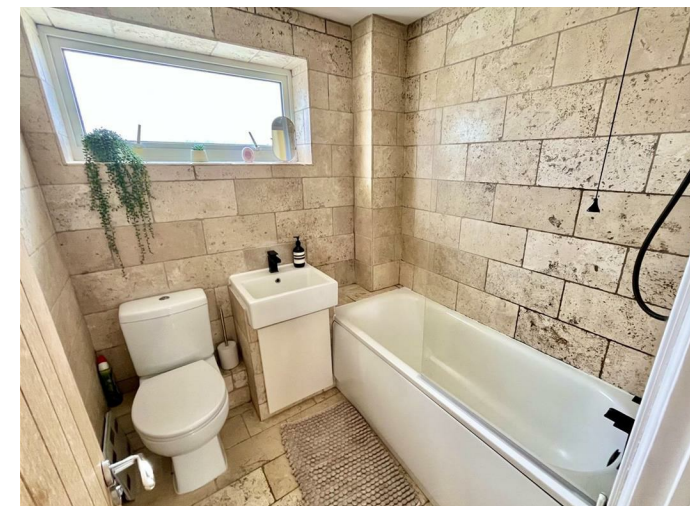




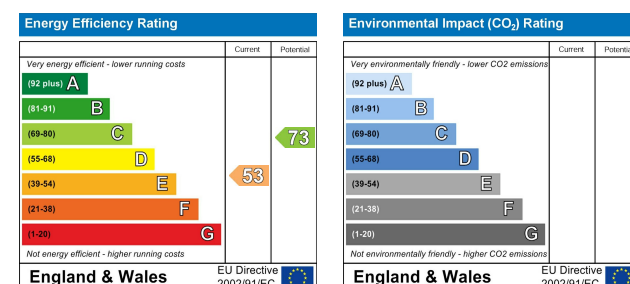
**16 Shakespeare Avenue  
Rayleigh, Essex SS6 8YA  
Guide price £425,000**

- Popular Grove School Catchment
- 3 Bedrooms
- Quality Open Plan Kitchen/Diner
- UPVC Conservatory
- Spacious Lounge
- Modern Bathroom
- UPVC Double Glazing
- Parking For 3 Cars
- Well Maintained Throughout
- Sought after Location



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

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





GUIDE PRICE - £425,000-£435,000

St George Homes are pleased to offer beautifully presented three-bedroom home that offers spacious, modern living—perfect for families and professionals alike.

Upon entering the property, you are welcomed into a spacious reception hall that leads to a generously sized lounge. From there, you'll find a delightful contemporary kitchen/diner, seamlessly flowing into an open-plan conservatory.

To the first floor are three bedrooms & modern bathroom and also benefits UPVC double glazing throughout.

The property also enjoys privacy within the secluded rear garden, and benefit from a private driveway providing ample off-street parking.

Located in a popular residential area, this home falls within the Grove School catchment and is close to local shops. It's also conveniently situated for easy access to Rayleigh High Street and Station.

## ACCOMMODATION

### RECEPTION HALL

UPVC door to: further UPVC double glazed windows to both side elevations, porcelain tiled floor, shoe storage cupboard, electric radiator, power & telephone point.

### LOUNGE 14'5 x 11'3 (4.39m x 3.43m)

UPVC double glazed bay window to front, coving, radiator, power & TV points, wall lights, open to

### OPEN PLAN KITCHEN/DINER 15' x 10' (4.57m x 3.05m)

Fitted with a quality & contemporary range of white & walnut, eye level & base level units, complimentary work tops incorporating a breakfast bar, inset sink drainer, ceramic hob, extractor hood, oven, integrated dishwasher, fridge & freezer, wine rack, porcelain tiled floor & splash backs, plumbing for washing machine, under stair cupboard, power points, radiator behind decorative cover, spot lighting, coving, openway to Conservatory.

### CONSERVATORY 13' x 9' (3.96m x 2.74m)

UPVC double glazed windows to side & rear elevations, French doors to rear, vaulted ceiling, porcelain tiled floor, electric floor, power points, wall lights.

### FIRST FLOOR LANDING

UPVC double glazed window to side, access to loft space being partly boarded, coving, power points.

### BEDROOM 1 15'8 x 8'7 (4.78m x 2.62m)

UPVC double glazed window to front, fitted wardrobes, pelmet lighting, radiator, power & TV point, coving.

### BEDROOM 2 9'5 x 8'7 (2.87m x 2.62m)

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

### BEDROOM 3 10'3 x 6' (3.12m x 1.83m )

UPVC double glazed window to front, storage cupboard, coving, dado rail, radiator, power points.

### BATHROOM

UPVC double glazed window to rear, modern white suite comprising panelled bath with electric shower over & fitted glazed screen, low level wc, vanity wash hand basin with cupboards below, travertine tiled walls & flooring, spot lighting, heated towel rail.

## OUTSIDE

### REAR GARDEN 35' (10.67m)

Block paved patio area, lawn, shrub beds, tap.

### FRONT GARDEN

Laid to lawn with flower borders.

### DRIVE & STORE ROOM

To the side of the property is a long drive providing parking for three cars & access to store

STORE: 9' x 9' Up & over door to front, door to garden, light & power points,