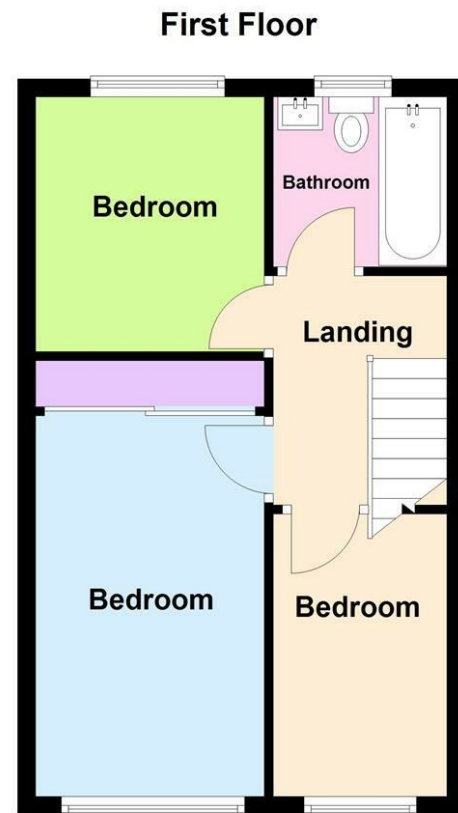
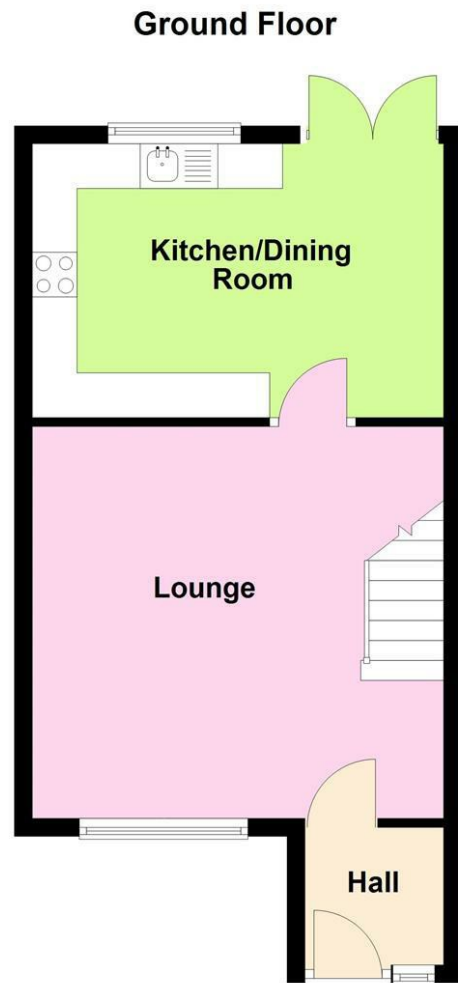




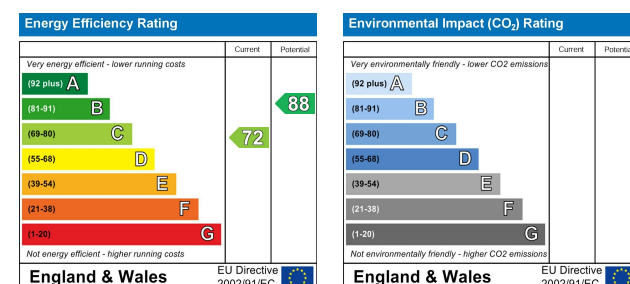
**32 Bramfield Road East
Rayleigh, SS6 8RG
£360,000**

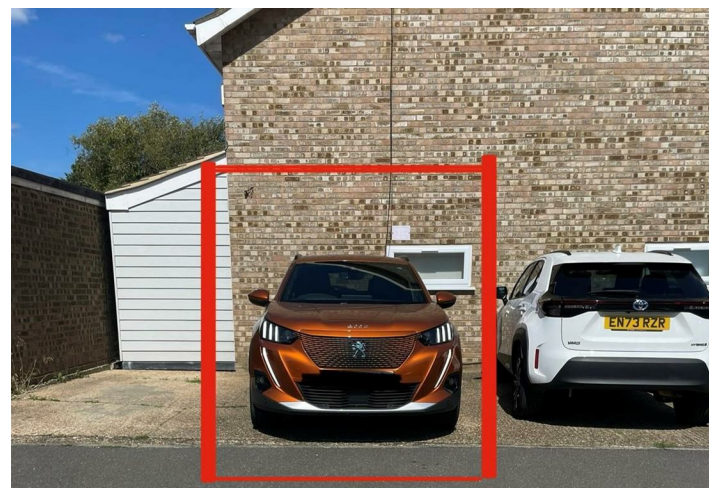
- 3 Bedrooms
- Spacious Lounge
- Modern Kitchen/Diner
- UPVC Double glazing & Gas Central Heating
- Quality White Bathroom
- Secluded Rear Garden
- Garage & Parking
- Close To Grove School
- Well Maintained
- Early Viewing Advised



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

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St George Homes are delighted to welcome this well-presented three-bedroom home that is ideally situated in a quiet, traffic-free location close to local shops, parks, and the highly regarded Grove School. Offering a spacious lounge and a modern fitted kitchen/diner, the property provides a comfortable and practical layout for family living.

Upstairs, there are three well-proportioned bedrooms along with a contemporary family bathroom. The home also benefits from UPVC double-glazed windows throughout, ensuring warmth and energy efficiency.

Externally, the property boasts a secluded rear garden. Additionally, there is a garage located in a nearby block and an extra parking space for added convenience. This is a fantastic opportunity for families or first-time buyers seeking a home in a desirable and well-connected area.

ACCOMMODATION

ENTRY LOBBY

UPVC double glazed window & door to front, laminate flooring, meter cupboard,

LOUNGE 15'1 x 14'8 (4.60m x 4.47m)

UPVC double glazed window to front, stairs to first floor, laminate flooring, coving, radiator, power & Tv points, coving,

KITCHEN/DINER 15'1 x 10' (4.60m x 3.05m)

UPVC double glazed window & French doors to rear, modern range of white eye level & base level units, complimentary worktops incorporating stainless steel sink/drainers with mixer taps, gas hob with extractor above, oven, integrated larger fridge & matching freezer, plumbing for washing machine & dishwasher, spot lighting, under stair cupboard, radiator, power points, tiled floor,

FIRST FLOOR LANDING

Access to loft space with combination boiler, power point

BEDROOM 1 13'9 x 8'7 (4.19m x 2.62m)

UPVC double glazed window to front, fitted wardrobes to one wall with sliding doors, radiator, power points,

BEDROOM 2 9'3 x 8'3 (2.82m x 2.51m)

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

BEDROOM 3 10'10 x 6'4 (3.30m x 1.93m)

UPVC double glazed window to front, fitted storage cupboard, radiator, power points,

BATHROOM

UPVC double glazed window to rear, modern white suite comprising, panelled bath with shower over & glazed screen, vanity wash hand basin having storage cupboards below, low level wc, waterproof panelled walls, radiator,

OUTSIDE

REAR GARDEN 35' (10.67m)

A secluded garden with paved patio area leading to artificial lawn, lighting tap, access to rear,

FRONT GARDEN

Laid to plumb slate chippings, tap, picket fence to boundaries,

GARAGE & PARKING

Up & over door to front, there is also an additional parking space