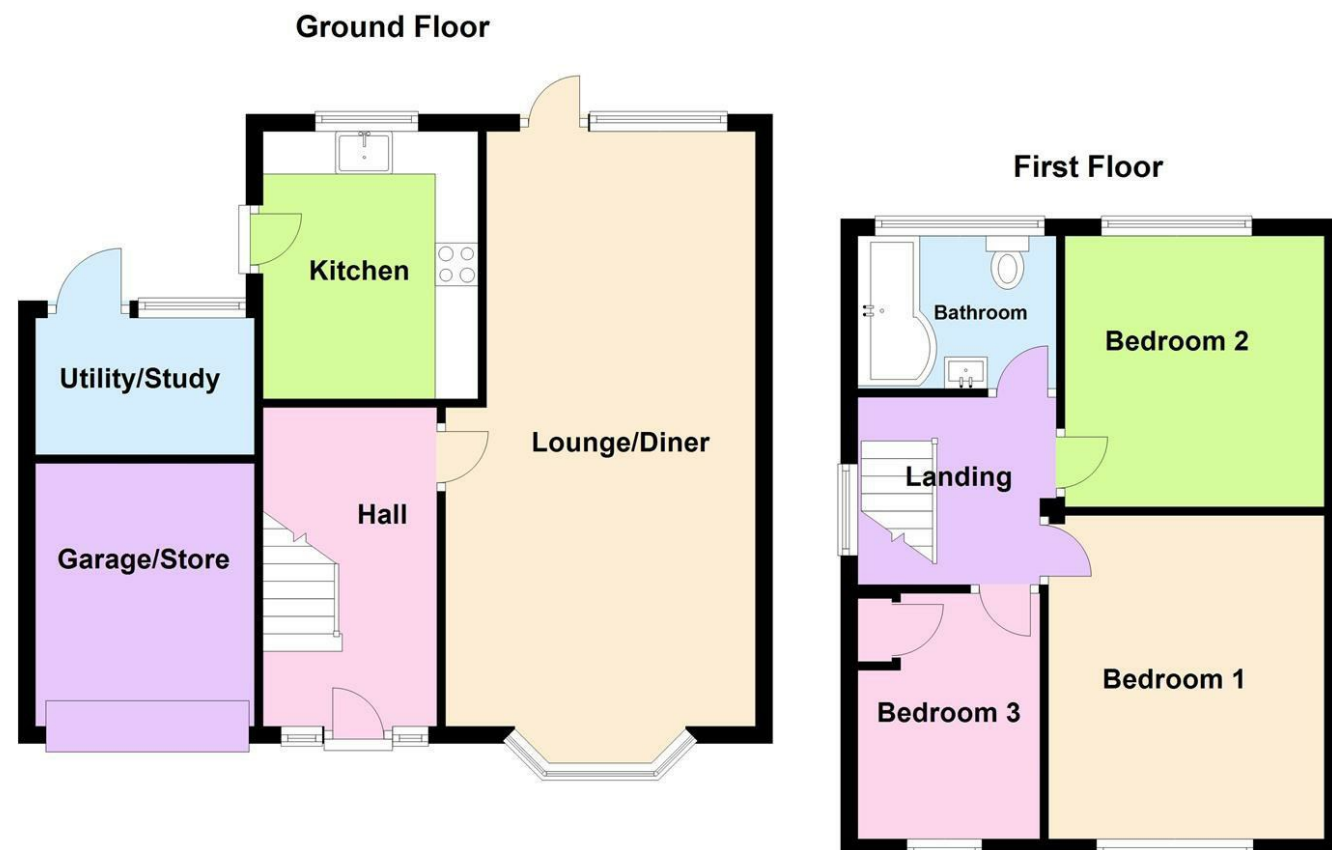




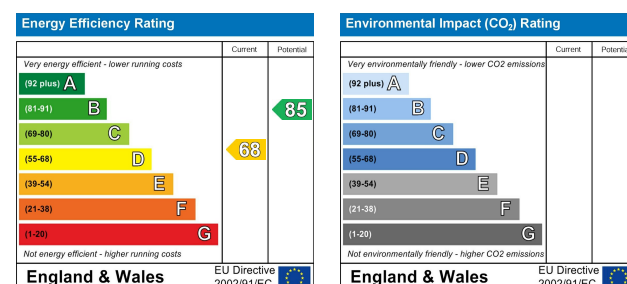
**1 Leslie Gardens
Rayleigh, Essex SS6 8SZ
£465,000**

- THREE BEDROOMS
- IMMACULATE SEMI DETACHED HOUSE
- 26' OPEN PLAN LOUNGE/DINER
- GOOD SIZE REAR GARDEN
- GARAGE & AMPLE PARKING
- NEWLY FITTED KITCHEN & BATHROOM
- POPULAR LOCATION
- GREAT SCHOOL CATCHMENT'S
- WELL MAINTAINED & IMPROVED THROUGHOUT
- CLOSE TO GROVE WOODS



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St George Homes would like to welcome to the market this recently renovated three-bedroom semi-detached family home offers stylish, modern living with excellent space and practical upgrades throughout. Highlights include a Spacious open plan lounge/diner, newly fitted kitchen & utility/study room, 3 bedrooms & a quality bathroom, spacious driveway, and a garage – making it ideal for growing families.

Set back from the road, the property enjoys a generous frontage with a block-paved driveway providing off-street parking for 2–3 vehicles, plus an attached garage. perfect for both relaxing and entertaining. Upstairs, bedrooms 1 and 2 are fitted with hot and cold air conditioning, providing year-round comfort, while the property also boasts a good-sized rear garden, ideal for outdoor family life.

The home is situated in a quiet and sought-after location, within easy reach of Rayleigh town centre, with its shops, cafes, bars, restaurants, and Rayleigh Mainline Station (providing direct links to London in under an hour).

Families will also benefit from being in the catchment area for Grove Wood Primary School and Fitzwimarc School, both highly regarded locally. For leisure, Edwards Hall Park and Grove Woods are nearby, offering green spaces, play areas, and woodland walks.

This beautifully renovated property is the perfect blend of comfort, convenience, and contemporary living – an ideal family home in a prime Rayleigh location.

ENTRANCE

UPVC double glazed entrance door with side windows leading to:

HALLWAY

Stairs leading to first floor accommodation, built in under stairs cupboard, radiator, laminate flooring, doors to lounge/diner and kitchen.

LOUNGE/DINER 26'6 x 11'9 narrowing to 9'5 (8.08m x 3.58m narrowing to 2.87m)

Double glazed bay window to front aspect, brick fireplace tv plinth, two radiators, coving to smooth ceiling, double glazed window to rear aspect with views of the garden, double glazed door leading out to the garden.

KITCHEN 10'4 x 8'3 (3.15m x 2.51m)

Double glazed window to rear aspect & door to side, recently fitted with white Shaker style units to base & eye level, solid wood block worktops incorporating butler style sink with mixer taps ceramic hob and

extractor fan, oven, splash back tiling, plumbing for washing machine, laminate flooring, spot lighting, power points, wall mounted combination boiler.

LANDING

Double glazed window to side aspect, access to loft, doors to bedrooms and bathroom.

BEDROOM ONE 12'5 x 10'8 (3.78m x 3.25m)

Double glazed window to front aspect, radiator, coving to smooth plaster ceiling. hot and cold air condition unit,

BEDROOM TWO 10'4 x 10 (3.15m x 3.05m)

Double glazed window to rear aspect, radiator, coving to smooth plaster ceiling. hot and cold air condition unit,

BEDROOM THREE 9'4 x 7'2 (2.84m x 2.18m)

Double glazed window to front aspect, built in cupboard, radiator, coving to smooth plaster ceiling.

BATHROOM

Double glazed window to rear aspect, newly fitted white suite comprising panelled offset bath with thermostatic shower & fitted glazed screen, low level wc, vanity wash hand basin, part tiled walls, heated towel rail, spot lighting & extractor fan

EXTERIOR

REAR GARDEN

The rear garden commences of patio area leading to lawn with shrub borders, two wooden sheds,& further patio laid to cotwold stone chippings side access leading to:

FRONT GARDEN

Large front garden being laid to lawn, mature flower borders, block paved pathway providing ample parking and access to garage.

GARAGE

Up and over door to front, lighting and power points To the rear of the garage has been converted to provide a UTILITY/STUDY

UTILITY/STUDY

UPVC double glazed window & door to rear, lighting & power points, insulated laminate flooring,