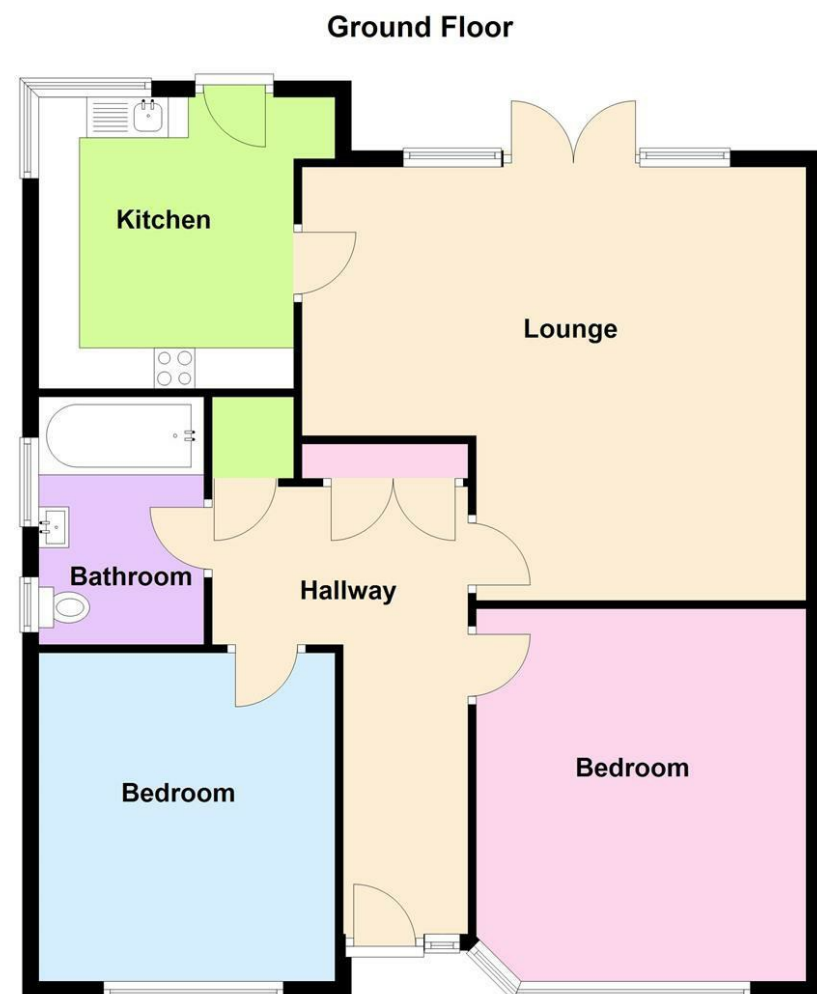


12-14 Berrys Arcade
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Rayleigh
SS6 7EF

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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(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			
(12 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	



**13 Winbrook Close
Rayleigh, SS6 7PB
£385,000**

- Popular Top Of Rayleigh Location
- 2 Double Bedrooms
- Modern Kitchen & Bathroom
- Spacious Lounge
- Spacious Reception Hall
- Easy Access to High Street
- 50' Rear Garden
- Cul De Sac Position
- UPVC Double Glazing
- No Onward Chain





SPACIOUS TWO BEDROOM SEMI-DETACHED BUNGALOW WITH NO ONWARD CHAIN

We are pleased to offer for sale this spacious and well-presented two bedroom semi-detached bungalow, ideally situated in a quiet cul-de-sac just a short distance from Rayleigh High Street.

The property offers a welcoming L-shaped hallway leading to a bright and generous lounge measuring approximately 20' x 17' at its widest point, along with a recently fitted modern kitchen and a stylish bathroom. There are two good-sized double bedrooms and a private rear garden extending to around 50 feet, providing the perfect space for relaxing or entertaining.

With its well-proportioned layout, desirable location and the benefit of no onward chain, this is a fantastic opportunity to acquire a lovely bungalow in a sought-after area.

ACCOMMODATION

SPACIOUS RECEPTION HALL

UPVC double glazed window & door to front, cupboard & further airing cupboard, radiator, power point, coved ceiling

LOUNGE 20' x 17'max (6.10m x 5.18mmax)

UPVC double glazed French doors & windows to rear, feature stone fireplace with matching hearth, radiator, power & Tv points,

KITCHEN 11'5 x 10'6 (3.48m x 3.20m)

UPVC double glazed windows to side and rear with further door to rear, fitted with a contemporary style white kitchen with cupboards to eye & base level, contrasting worktops incorporating stainless steel sink drainer with mixer taps, ceramic hob with extractor & oven below, splash back tiling, integrated dishwasher & washing machine, tiled floor, radiator, power points, gas boiler,

BEDROOM 1 14'9 x 13'3 (4.50m x 4.04m)

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

BEDROOM 2 13'2 x 11'9 (4.01m x 3.58m)

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

BATHROOM

UPVC double glazed window to side, modern white suite comprising panelled bath with electric shower over & glazed screen, low level wc, vanity wash hand with storage cupboard under, heated towel rail, fully tiled walls & complimentary tiled floor,

OUTSIDE

REAR GARDEN 50' (15.24m)

Patio area leading to lawn, shrub borders, shed, tap, access to side shared drive

FRONT GARDEN

Laid to shingle with retaining boundary wall, potential for off road parking