

12-14 Berrys Arcade  
High Street  
Rayleigh  
SS6 7EF

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



| 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 |           |

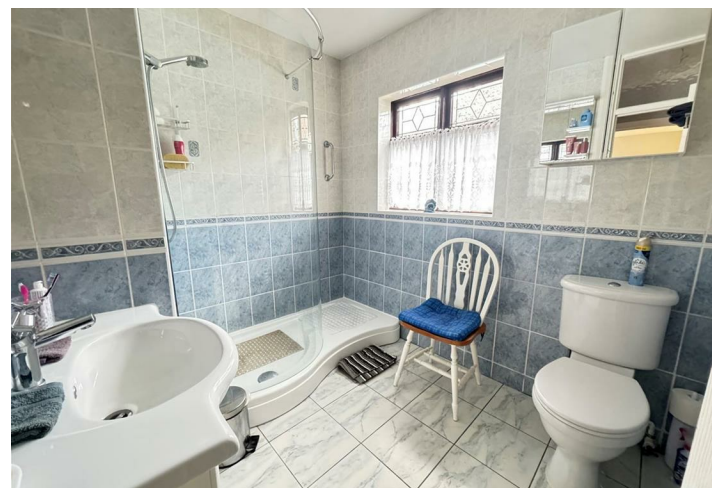
| Environmental Impact (CO <sub>2</sub> ) Rating                  |   | Current                 | Potential |
|-----------------------------------------------------------------|---|-------------------------|-----------|
| Very environmentally friendly - lower CO <sub>2</sub> emissions |   |                         |           |
| (92 plus)                                                       | A |                         |           |
| (81-91)                                                         | B |                         |           |
| (69-80)                                                         | C |                         |           |
| (55-68)                                                         | D |                         |           |
| (39-54)                                                         | E |                         |           |
| (21-38)                                                         | F |                         |           |
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| Not environmentally friendly - higher CO <sub>2</sub> emissions |   |                         |           |
| England & Wales                                                 |   | EU Directive 2002/91/EC |           |



**630 Rayleigh Road  
Leigh-On-Sea, SS9 5HU  
£475,000**

- 3 Bedroom Detached Bungalow
- Quality Bathroom
- Modern Kitchen/Breakfast Room
- 26' Lounge/Diner
- Utility Room
- Internal Viewing Advised
- Well Maintained
- Convenient Location Close To Shops
- Delightful & Secluded 60' Garden
- Ample Parking & Garage





Spacious and Extended 3-Bedroom Detached Bungalow!

St George Homes are delighted to present this beautifully maintained detached bungalow that offers generous and well-balanced accommodation throughout. The property features three bedrooms, all serviced by a modern shower room, and a stylish Shaker-style kitchen/breakfast room with a separate utility area.

The extended lounge provides an ideal space for relaxing or entertaining guests, while the delightful rear garden offers a perfect setting for outdoor enjoyment. Additional benefits include extensive driveway parking and a detached garage.

Conveniently situated close to local shops and bus routes, the property offers excellent access to surrounding areas, including Rayleigh High Street and Station.

### ACCOMMODATION

#### ENTRY PORCH

UPVC door & windows to front & side, tiled floor,

#### SPACIOUS RECEPTION HALL

Double glazed window to side, access to loft space, coving, wall lights, radiator, power points, storage cupboard

#### EXTENDED LOUNGE 26'4 x 14' (8.03m x 4.27m)

Double glazed sliding patio doors to rear overlooking the secluded garden, feature fireplace with raised hearth, coving, radiator, power & Tv points,

#### KITCHEN/DINER 15' x 10'4 (4.57m x 3.15m)

Double glazed window to rear, fitted with a modern range of Shaker style units to both eye level & base level, complimentary worktops, inset porcelain sink-drainer with mixer taps, gas hob with extractor fan, double oven, splash back tiling, radiator, coving, power & telephone points, tiled floor, spot lighting,

#### UTILITY ROOM 12'7 x 5'7 (3.84m x 1.70m)

Double glazed windows to front & side elevations, further door to the rear garden, rolled edge worktops, plumbing for washing machine, tiled walls & floor, radiator, power points, wall mounted combination boiler,

#### BEDROOM 1 12'3 x 11'11 (3.73m x 3.63m)

Double glazed window to front, fitted wardrobes to two walls, matching drawer unit & bed side cabinets, radiator, power points, coving

#### BEDROOM 2 11'7 x 10'4 (3.53m x 3.15m)

Double glazed bay window to front, radiator, power points, coving

#### BEDROOM 3 9'9 x 7'1 (2.97m x 2.16m)

Double glazed window to side, coving, radiator, power points,

#### BATHROOM

Double glazed window to side, modern white suite comprising large walk in shower with glazed surround & thermostatic controlled shower unit, low level wc, vanity wash hand basin with storage below, fully tiled walls & complimentary tiled floor, heated towel rail,

#### OUTSIDE

#### REAR GARDEN 60' (18.29m)

A delightful and secluded garden commencing with a patio leading to lawn with established shrub borders & rose garden, further patio to rear, access to side drive & garage, lighting, tap

#### FRONT GARDEN

Retaining front boundary wall with shrub bed, remainder being laid to block paving providing ample parking, shared drive leading to detached garage

#### GARAGE

Up & over door to front with additional door to garden