



12-14 Berrys Arcade
High Street
Rayleigh
SS6 7EF

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

Energy Efficiency Rating			Environmental Impact (CO ₂) Rating		
	Current	Potential		Current	Potential
Very energy efficient - lower running costs (92 plus) A			Very environmentally friendly - lower CO ₂ emissions (92 plus) A		
(81-91) B	84	94	(81-91) B		
(69-80) C			(69-80) C		
(55-68) D			(55-68) D		
(39-54) E			(39-54) E		
(21-38) F			(21-38) F		
(1-20) G			(1-20) G		
Not energy efficient - higher running costs			Not environmentally friendly - higher CO ₂ emissions		
England & Wales			EU Directive 2002/91/EC		



**18 Admiral Crescent
Hockley, SS5 6FT
£395,000**

- 2 Double Bedrooms (originally 3)
- 2 Bathrooms
- Cloakroom
- Spacious Lounge
- 18' Open Plan Kitchen/Diner
- Landscaped Garden With Summer House
- Immaculate Throughout
- Early Viewing Advised
- Ample Parking
- Sought-after High Elms Park Development



IMMACULATE 2 BEDROOM HOME ON THE FAVOURED HIGH ELMS DEVELOPMENT

This spacious 2 bedroom semi detached home (originally designed as 3 bedrooms) offers well planned accommodation with a reception hall, cloakroom, lounge, open plan kitchen/diner, two bedroom with the master having an En-suite shower room, bathroom, landscaped gardens & ample parking

Situated within this favoured development with open green space yet within easy reach of local amenities including local shops pubs Schools & riverside walks

ACCOMMODATION

RECEPTION HALL

Stairs to first floor, radiator, power points,

CLOAKROOM

White suite comprising low level wc, wash hand basin with splash back tiling, spot lighting, extractor fan, radiator,

LOUNGE 20' x 14'5 (6.10m x 4.39m)

UPVC double glazed windows to front & side elevations, radiator, power & Tv points,

KITCHEN/DINER 18' x 12'6 (5.49m x 3.81m)

UPVC double glazed window & French doors overlooking the landscaped rear garden, fitted with a contemporary feel with units to both eye & base level having contrasting rolled edge worktops incorporating inset stainless steel sink drainer, gas hob with extractor above & stainless steel splash back, electric oven, plumbing for washing machine & dishwasher, worktop lighting, power points, radiator, under stair cupboard, combination boiler,

FIRST FLOOR LANDING

Access to loft space, airing/storage cupboard, radiator, power point

BEDROOM 1 18'3 x 14'4 max (5.56m x 4.37m max)

Two UPVC double glazed windows to front, radiator, power & Tv points, (please note this room was originally designed for two rooms

EN-SUITE SHOWER ROOM

UPVC double glazed window to side, white suite comprising recessed shower with glazed door, low level wc, pedestal wash hand basin, part tiled walls, spot lighting, shaver point, extractor fan, heated towel rail,

BEDROOM 2 12'5 x 10'2 (3.78m x 3.10m)

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

BATHROOM

UPVC double glazed window to rear, white suite

comprising panelled bath with thermostatically controlled shower over, glazed bi folding screen, pedestal wash hand basin, low level wc, part tiled walls, spot lighting, extractor fan,

OUTSIDE

REAR GARDEN

This delightful garden has been professionally landscaped with extended patio area's leading to lawn with further path leading to the summer house having lighting & power, access to side & drive, lighting, tap & power point,

FRONT GARDEN

The front garden is raised with well stocked planting,

PARKING

The property is set on a private drive leading to its own drive providing parking for two cars