



6 Arundel Gardens  
Rayleigh | Essex | SS6 9GS

FINE & COUNTRY



# KEY FEATURES

## 6 Arundel Gardens

6 Arundel Gardens is a modern detached home providing approx. 1960sqft (182Sqm) of total living space located in a popular and accessible residential close in a sought after location in Rayleigh. The property situated next to a country park with bridal way, is within walking distance of Rayleigh BR station (London Liverpool Street), local shops and schools.

The recently remodelled and refitted kitchen by Tom Howley is a chef's dream, with direct access to the garden, it features a large central island, quartz worktops and splashbacks, raised wooden butchers block and integrated Miele dishwasher and sink with waste disposal system. Cooking is provided via a Falcon double range with twin electric ovens and a 5 ring gas hob. Refrigeration is provided by a Panasonic American style Fridge/Freezer with water and ice dispenser. The utility room contains space for a washing machine and separate tumble dryer and includes a built-in shoe/boot store, Miele microwave and a Caple 46 bottle wine fridge.

The house is presented in excellent decorative order throughout. The ground floor provides a spacious reception hallway connecting the principal rooms and the WC. The sitting room features a limestone fireplace with integrated log burner. The dining room has a large patio door and connects via double doorway to the sitting room and leads through to the kitchen. There is a generous utility room with an under stairs cupboard with shelves fitted to form a pantry. The utility room has a side access door and door to garage which has another utility area with sink and space for a chest freezer.

Upstairs the spacious landing connects with the four bedrooms and family bathroom, the principal bedroom being en-suite both with electric underfloor heating. All bedrooms benefit from integrated wardrobe space.

The rear south facing Garden with large patio, lawn and raised vegetable patch. There is a custom built shed running half the depth of the house and a small Rhino Greenhouse.





































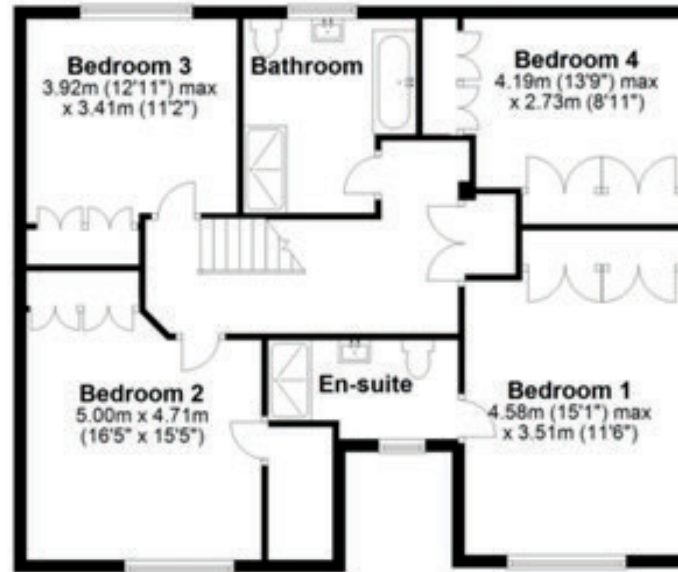
### Ground Floor

Approx. 94.5 sq. metres (1017.0 sq. feet)



### First Floor

Approx. 88.0 sq. metres (947.0 sq. feet)



Total area: approx. 182.5 sq. metres (1964.0 sq. feet)

Council Tax Band: G  
Tenure: Freehold

Score	Energy rating	Current	Potential
92+	A		
81-91	B		81   B
69-80	C	72   C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		



Agents notes: All measurements are approximate and for general guidance only and whilst every attempt has been made to ensure accuracy, they must not be relied on. The fixtures, fittings and appliances referred to have not been tested and therefore no guarantee can be given that they are in working order. Internal photographs are reproduced for general information and it must not be inferred that any item shown is included with the property. For a free valuation, contact the numbers listed on the brochure. Copyright © 2023 Fine & Country Ltd. Registered in England and Wales. Company Reg No. 12293451 Registered Office: F&C Area 25 Limited, 46 Hullbridge Road, South Woodham Ferrers CM3 5NG. Printed 30.03.2023





*follow Fine & Country Mid Essex on*



Fine & Country Mid Essex  
Suite A Imperial House, Cottage Place, Victoria Road, Chelmsford, Essex CM1 1NY  
Tel: +44 (0)1245 979 777 | [midessex@fineandcountry.com](mailto:midessex@fineandcountry.com)

