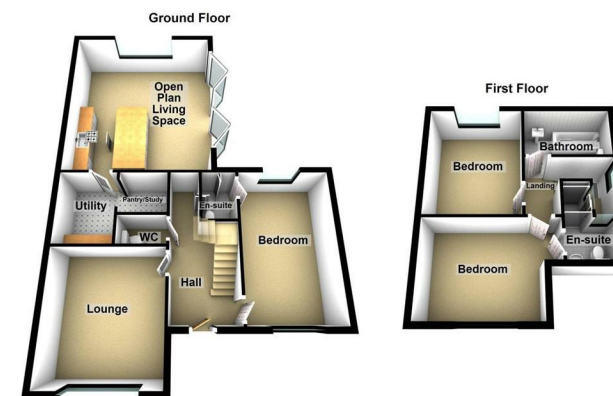


**2 Hayes Chase  
Battlesbridge, SS11 7QT  
Asking price £625,000**

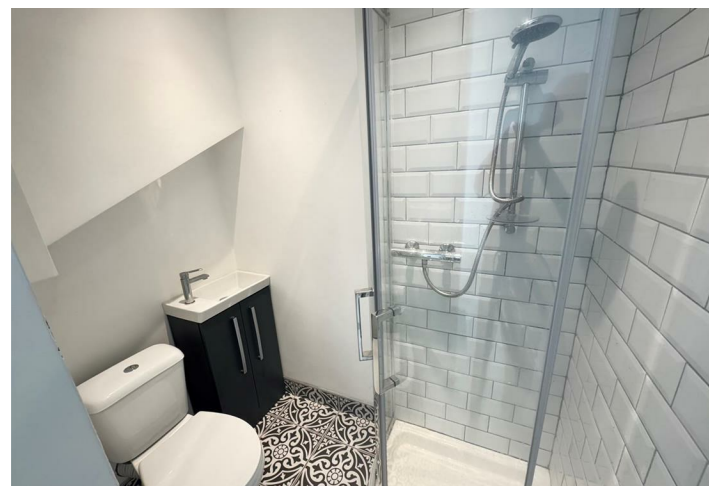
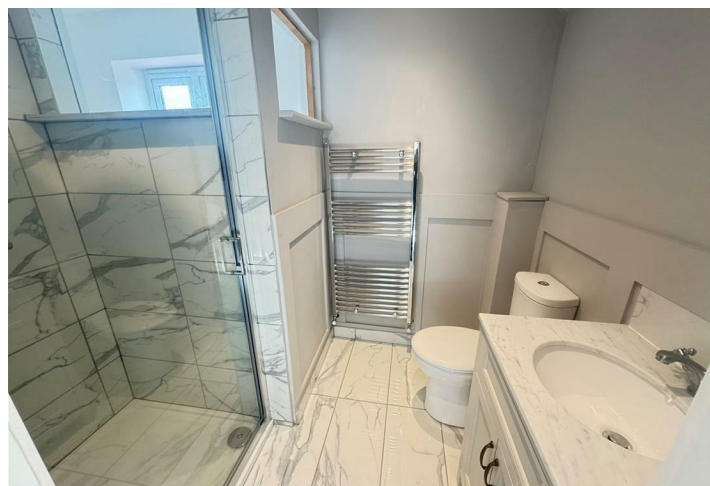
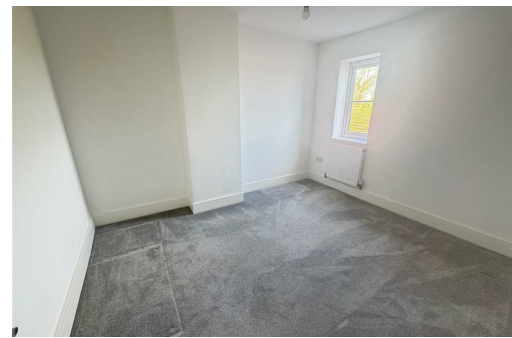
- Stunning Refurbishment
- 3 Bedrooms
- 3 Bathrooms
- Lounge
- Superb Open Plan Living Space
- All New Electrics & Plumbing
- Utility & Cloakroom
- Landscaped Front & Rear Gardens
- Ample Parking & Cart Lodge Space
- Great Semi Rural location



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 <sub>2</sub> ) Rating	
Current	Potential	Current	Potential
	78		
<p>Very energy efficient - lower running costs</p> <p>(92 plus) <b>A</b></p> <p>(81-91) <b>B</b></p> <p>(69-80) <b>C</b></p> <p>(55-68) <b>D</b></p> <p>(39-54) <b>E</b></p> <p>(21-38) <b>F</b></p> <p>(1-20) <b>G</b></p> <p>Not energy efficient - higher running costs</p>		<p>Very environmentally friendly - lower CO<sub>2</sub> emissions</p> <p>(81-91) <b>A</b></p> <p>(69-80) <b>B</b></p> <p>(55-68) <b>C</b></p> <p>(39-54) <b>D</b></p> <p>(21-38) <b>E</b></p> <p>(1-20) <b>F</b></p> <p>Not environmentally friendly - higher CO<sub>2</sub> emissions</p>	
<p>England &amp; Wales EU Directive 2002/91/EC</p>		<p>England &amp; Wales EU Directive 2002/91/EC</p>	



**\*\*\*\* SPACIOUS 3 BEDROOM FARMHOUSE COTTAGE STYLE PROPERTY UNDERGONE A COMPLETE REFURBISHMENT \*\*\*\***

A stunning semi detached property which has been transformed into a truly stunning family home with many character features & contemporary living with a superb 18'7 x 16'8 open plan living space with vaulted ceiling and a luxury fitted kitchen, utility, pantry/study area, cloakroom, 3 bedrooms & 3 bathrooms, externally the property has a large front garden approached by a five bar gate & extensive parking & rear garden has been landscaped to lawn

The property have the benefit of newly installed electrics and heating system & over insulated to the walls & loft space,

An early internal viewing is strongly recommend to fully appreciate this delightful home

**ACCOMMODATION**

**RECEPTION HALL**

Stairs to first floor with under stair cupboard, spot lighting, radiator, power points, laminate flooring,

**CLOAKROOM**

New white suite comprising low level wc, vanity wash hand basin with cupboards below, spot lighting, tiled floor, radiator, extractor fan,

**SITTING ROOM 11'1 x 11'7 (3.38m x 3.53m)**

UPVC double glazed window to front, feature fireplace with tiled hearth and brick inset, radiator, power & TV points,

**OPEN PLAN LIVING SPACE 18'7 x 16'8 (5.66m x 5.08m)**

A stunning and contemporary room with Bi-Folding double glazed doors to the rear garden, further window to rear, vaulted ceiling with exposed beams & Skylights, quality fitted kitchen having both eye level & base units with central island, solid wood block worktops incorporating, ceramic hob, oven, fitted fridge/freezer, inset butler style sink, pan drawers, column radiator, power points, laminate flooring,

**UTILITY ROOM 8'9 x 6'3 (2.67m x 1.91m)**

Fitted units & worktops, sink unit, plumbing for washing machine, power points, spot lighting, central heating system & economy saving electric boiler, laminate flooring, open way to

**PANTY/STUDY AREA 5'7 x 4'7 (1.70m x 1.40m)**

Laminate flooring, power points & spot lighting,

**BEDROOM 3 (ground floor) 16'1 x 9' (4.90m x 2.74m)**

Double aspect room with UPVC double glazed windows to both front & rear elevations, wall lights, part vaulted ceiling, power points, radiator,

**EN-SUITE SHOWER ROOM (ground floor)**

New white suite comprising, shower cubicle, wash basin & low level wc, tiled floor, spot lighting, extractor fan, splash back wall tiling,

**FIRST FLOOR LANDING,**

UPVC double glazed window to side, access to loft space,

**BEDROOM 1 13' x 9'7 (3.96m x 2.92m)**

UPVC double glazed window to front, feature fireplace with brick insert & tiled hearth, radiator, power points,

**EN-SUITE SHOWER ROOM**

Borrowed light windows to hallway, new white suite comprising large shower cubicle, vanity unit with marble top incorporating inset sink unit, low level wc, tiled & panelled walls, spot lighting, extractor fan, heated towel rail,

**BEDROOM 2 11'2 x 9'6 (3.40m x 2.90m)**

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

**BATHROOM**

Sky light window to rear, new white suite comprising low level wc, with cupboards below, panelled path having shower unit over, contemporary tiled floor & splash back wall tiling, spot lighting, extractor fan, heated towel rail,

**OUTSIDE**

**FRONT GARDEN & PARKING**

Approached bar a five bar gate & post & rail fencing, large lawn area, shrub beds, sweeping drive providing extensive parking and access to side lending to further parking and potential Cart lodge space,

**REAR GARDEN 50' x 45' (15.24m x 13.72m)**

Patio area leading to lawn & shrub beds, lighting & tap,