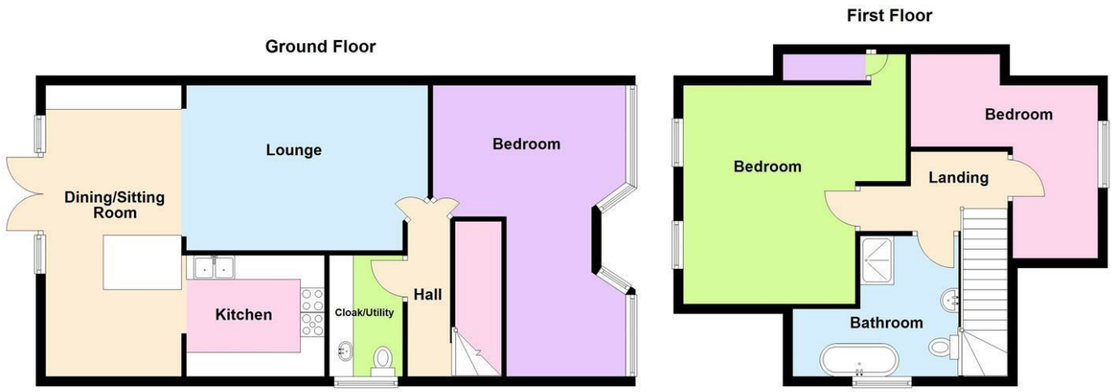

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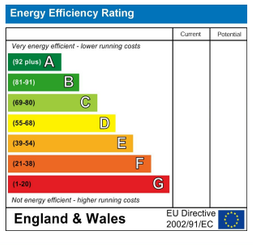

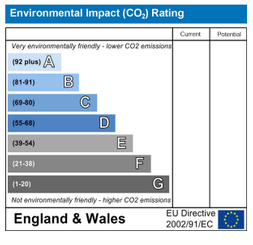

ST GEORGE
Online and High Street Estate Agency

23 Cordelia Crescent
Rayleigh, Essex SS6 9JJ
£500,000

- Stunning & Extended Home
- Superb Open Plan Living
- 3 Bedrooms
- Spacious Lounge
- Quality Kitchen
- Landscaped Garden With Fun Pool
- 21' Games Room
- Extensive Parking
- Easy Walk To Station
- Must Be Viewed Internally

***** STUNNING 3 BEDROOM 2 RECEPTION HOME IDEAL FOR ENTERTAINING *****
GUIDE PRICE £500.000 TO £515,000
St George Homes are pleased to offer for sale this superb & immaculate home offering well planned accommodation with contemporary open plan living, lounge, sitting/dinning room, quality fitted kitchen, cloak/utility room, 3 bedrooms, modern bathroom, externally there is 55' landscaped garden backing onto private playing fields and designed to entertain with various patio area's inset fun pool and a 21' bar room, to the front is ample parking
Situated in a popular cul de sac location close to local shops & school whilst Rayleigh Station & High Street are also within walking distance

ACCOMMODATION

RECEPTION HALL
Composite door to: recessed stairs to first floor with under cupboard storage, laminate floor, power point, coving, radiator,

CLOAK/UTILITY ROOM
UPVC double glazed window to side, fitted white eye level & base level units, rolled edge worktops with inset vanity sink, plumbing for washing machine & space for tumble dryer, wall light, part panelled walls, power points, wall mounted combination boiler,

LOUNGE 16'2 x 11'7 (4.93m x 3.53m)
Feature fireplace with raised hearth with inset wood burning stove & wood sleeper style mantel, coving, radiator, power & Tv points, feature panel wall, open way to:

OPEN PLAN SITTING/DINING ROOM 20' x 9'2 (6.10m x 2.79m)
UPVC double glazed French doors & side windows leading & overlooking the landscaped rear garden, fitted floor to ceiling cupboards incorporating American style fridge freezer, laminate floor radiator power & Tv points, large breakfast bar with under storage and access to the kitchen

KITCHEN 9'4 x 9'3 (2.84m x 2.82m)
Fitted with a quality range of contemporary style eye level & base level units with matching illuminated display cabinets, contrasting worktops & matching splashbacks, double style butler sink with mixer taps, range style cooker with extractor fan, integrated dish washer, laminate flooring, power points, spot lighting,

BEDROOM 2 (ground floor) 21' x 12'7 reducing to 7'5 (6.40m x 3.84m reducing to 2.26m)
Two UPVC double glazed bay windows to front elevations, polished wood flooring, radiator, power points, coving,

FIRST FLOOR LANDING
Coving, power points,

BEDROOM 1 15' x 13'7 (4.57m x 4.14m)
Two UPVC double glazed windows to rear, storage cupboard, coving, radiator, power & Tv points,

BEDROOM 2 11' x 11'9 max (3.35m x 3.58m max)
UPVC double glazed window to front, radiator, power points, coving,

BATHROOM
UPVC double glazed window to side, white suite comprising rolled top bath, glazed shower cubicle, pedestal wash hand basin, low level wc, part tiled & part panelled walls, radiator,

OUTSIDE

REAR GARDEN
Decked patio area leading to artificial lawn and further paved patio ideal for alfresco further raised decking with inset fun pool having filtration & heating system, raised shrub beds, lighting tap, access to side having storage sheds & gate to front

BAR ROOM/OFFICE SPACE 21'5 x 11'2 (6.53m x 3.40m)
UPVC double glazed French doors and windows overlooking the garden, fitted fully functional bar lighting power & Tv points

FRONT GARDEN
Laid to granite chippings providing ample parking for three cars