



**69 Nevern Road
Rayleigh, Essex SS6 7PD
£512,500**

- 3 Bedrooms
- 2 Large Reception Rooms
- Modern Kitchen
- Cloakroom
- 2 Bathrooms
- Spacious Garden
- Ample Parking (Garage Space stp)
- Minutes Walk To Wyburns School
- Easy Access To High Street & Station
- No Onward Chain



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	Environmental Impact (CO ₂) Rating		Current	Potential
Very energy efficient - lower running costs	(92 plus) A		91	Very environmentally friendly - lower CO ₂ emissions	(92 plus) A		
	(81-91) B				(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		England & Wales		EU Directive 2002/91/EC	



****** MODERN 3 BEDROOM DETACHED HOME WITHIN THE POPULAR WYBURNS SCHOOL CATCHMENT ******

We are pleased to offer this attractive 3 bedroom 2 reception detached family home offering well planned accommodation with two spacious reception rooms, modern kitchen/breakfast room, cloakroom, 3 good sized bedrooms with En-suite shower room, family bathroom, ample parking, generous size private garden, Situated in a most popular location close to Wyburns School and within easy reach of Rayleigh High Street & Station

The property is being offered with no onward chain,

ACCOMMODATION

RECEPTION HALL

UPVC double glazed window & door to front elevation, stairs to first floor with a large storage cupboard below, radiator, power points,

CLOAKROOM

UPVC double glazed window to front, white suite comprising, low level wc, wall mounted wash hand basin with splash back tiling, tiled floor, radiator, spot lighting,

LOUNGE 21'7 x (6.58m x)

UPVC double glazed French doors with side windows leading to the private garden, radiator power & tv points,

SITTING/DINING ROOM 20'5 x 12'2 (6.22m x 3.71m)

UPVC double glazed bay window to front & further window to side, radiator, power & Tv points

KITCHEN/BREAKFAST ROOM 15' x 8'2 (4.57m x 2.49m)

UPVC double glazed window & door to side, fitted with a contemporary white eye level & base level units, rolled edge worktops incorporating a breakfast bar, stainless steel sink drainer with mixer taps, gas hob with extractor hood, splash back tiles, oven, plumbing for washing machine, spot lighting, worktop lighting,

LANDING

UPVC double glazed window to front, access to loft space, airing cupboard, radiator,

BEDROOM 1 18'8 x 13'8 (5.69m x 4.17m)

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

EN-SUITE SHOWER ROOM

White suite comprising shower cubicle with glazed screen, low level wc, vanity wash hand basin with storage cupboard below, fully tiled walls & flooring, spot lighting, extractor fan

BEDROOM 2 15'5 x 12'9 (4.70m x 3.89m)

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

BEDROOM 3 13'5 x 9'7 (4.09m x 2.92m)

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

FAMILY BATHROOM

UPVC double glazed window to rear, white suite comprising, panelled bath with thermostatically controlled shower & glazed screen, low level wc, vanity wash hand basin with cupboards below, fully tiled walls & complimentary tiled floor, spot lighting, extractor fan, heated towel rail,

OUTSIDE

REAR GARDEN

Paved patio area leading to lawn, further decking area, shed, access to front, lighting, tap, lighting,

FRONT GARDEN

Laid to lawn and block paved drive providing parking for three/four cars