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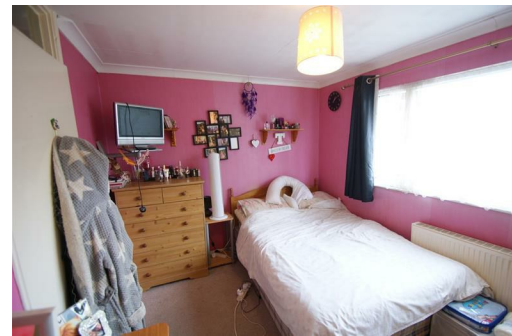
Energy Efficiency Rating			Environmental Impact (CO ₂) Rating		
	Current	Potential		Current	Potential
Very energy efficient - lower running costs			Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A			(81-91) A		
(81-91) B			(69-80) B		
(69-80) C			(55-68) C		
(55-68) D			(39-54) D		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



24 Sunnyfield Gardens Hockley, Essex SS5 4SL Offers in excess of £370,000

- 3 Double Bedrooms
- Open Plan Living
- Spacious Lounge
- UPVC Double Glazing
- Garage & Ample Parking
- Folly Lane Area
- Close To Hockley Woods
- Much Scope & Potential
- Many Features
- No Onward Chain





St George Homes are delighted to offer to the market this 3 bedroom semi detached property.

With three good sized rooms, large open plan living accommodation and downstairs cloakroom.

Situated in the sought after Folly Lane area, this is one not to be missed. Call today to arrange a viewing

ACCOMMODATION

PORCH

Entrance via UPVC double glazed door with further wooden interior door to hallway

CLOAKROOM

Comprises of low level WC and wash hand basin

LOUNGE

Open plan lounge area with UPVC double glazed window to front elevation, feature fireplace, radiator, open plan leading to

KITCHEN

Kitchen comprised of a range of eye and base level units with complimenting worktops, one and half bowl inset sink, tiled spalshback, tiled floor

DINING AREA

UPVC double glazed sliding doors to rear garden, courtesy UPVC double glazed door to side garden

FIRST FLOOR

BEDROOM 1

UPVC double glazed window to front elevation, radiator, built in wardrobes

BEDROOM 2

UPVC double glazed window to rear elevation, radiator

BEDROOM 3

UPVC double glazed window to rear elevation, radiator

BATHROOM

Obscure UPVC double glazed window to front elevation, suite comprises of panelled bath with electric shower, low level wc, wash hand basin.

OUTSIDE

GARDEN

Commencing with paved patio area, then laid to lawn

GARAGE

Up and over door, access to the rear via door