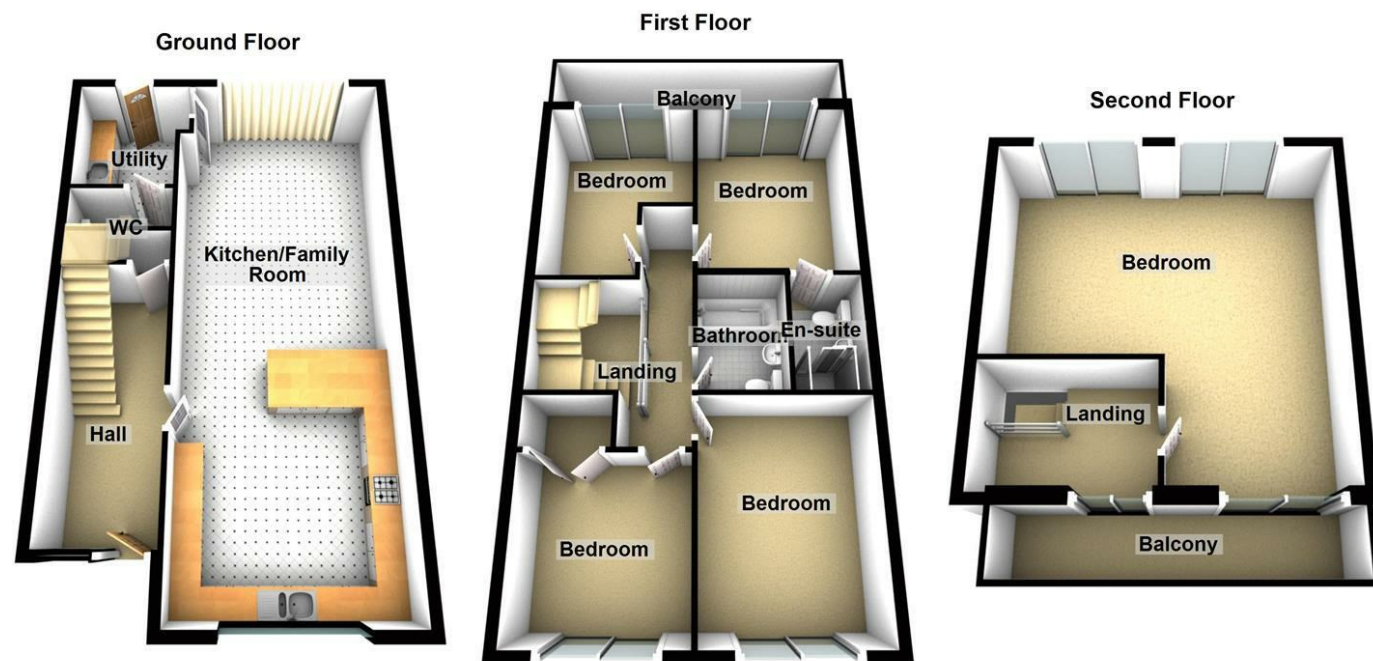


**11 Hillview Road
Rayleigh, Essex SS6 7HX
£599,995**

- Contemporary Style Living
- 4/5 Bedrooms
- 2 Bathrooms
- 33' Kitchen/Family Room
- Utility & Cloakroom
- 88' Rear Garden & Courtyard
- Ample Parking
- Fantastic Family/Entertainment Home
- Must Be Viewed Internally
- Minutes To Station & High Street

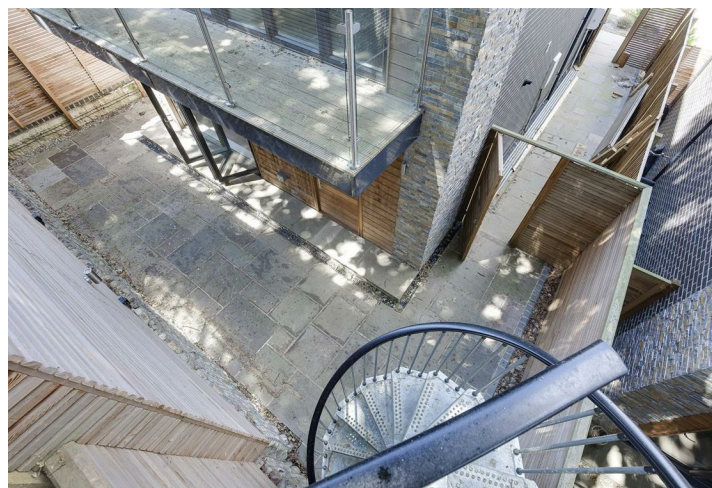
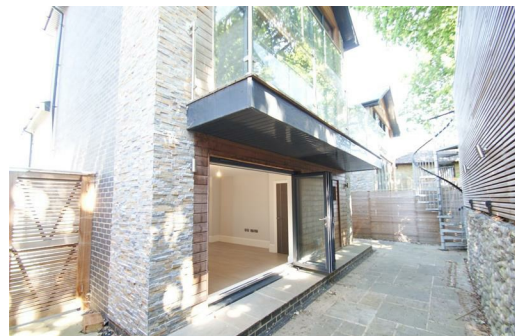


**12-14 Berrys Arcade
High Street
Rayleigh
SS6 7EF**

**Tel: 01268 770728
info@stgeorgehomes.co.uk
www.stgeorgehomes.co.uk**

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

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



**** UNIQUE 4/5 BEDROOM CONTEMPORARY FAMILY HOME CLOSE TO STATION ****

This Detached home offers exceptional living accommodation with a ground floor open plan lounge/kitchen ideal to entertain with the additional living area/bedroom 5 to the second floor, utility room, cloakroom, two luxury bathrooms, ample parking and an established rear garden backing directly onto the National Trusts Rayleigh Mount,

The property is set on an unmade road providing a semi-rural feel yet only a few minutes walk to Rayleigh Station & High Street, Schools for children of all ages are also close by as are excellent recreational facilities include, Golf courses, boating clubs and parklands

We strongly recommend an internal viewing to fully appreciate the most contemporary home built to the highest standards and now being key-ready for a quick move

ACCOMODATION

RECEPTION HALL 13.3 x 6.8 (3.96m.0.91m x 1.83m.2.44m)

Attractive contemporary entrance finished with engineered wood flooring with under floor heating. Wooden staircase with matching rails and glass inserts leading to the first floor. Under stairs cupboard and door leading to kitchen/living area. Climate control, power points and smoke alarm.

KITCHEN/DINER/FAMILY ROOM 33.8 x 13.2 (10.06m.2.44m x 3.96m.0.61m)

KITCHEN AREA 16 x 13.2 (4.88m x 3.96m.0.61m)

Contemporary fitted kitchen incorporating an American style Bosch fridge freezer, Bosch heat induction hob with extractor fan, Bosch double oven, integrated dish washer below a quartz stone worktop which runs throughout the kitchen area incorporating breakfast bar. Plenty of storage, both eye level and base level incorporating a 1.5 butler sink, power points and spot lights.

FAMILY ROOM/DINING AREA 19.5 x 14 (5.79m.1.52m x 4.27m)

Open way from kitchen area, benefits from bi-folding doors to a rear courtyard and garden, power points and t.v. connections, engineered wood flooring throughout with under floor heating. Well designed contemporary feel, bringing the outdoors in and the indoors out, giving an added quality to modern living.

UTILITY ROOM 9 x 6 (2.74m x 1.83m)

Purpose built utility room with one door leading to the courtyard and the other to downstairs cloakroom. Benefits from quality quartz worktop with eye level cupboard to compliment the kitchens, stainless steel sink, Bosch washing machine, underfloor heating control/boiler, underfloor heating covered by engineered wooden flooring. Power points and storage space.

CLOAKROOM

Concealed W.C. system with wall mounted hand basin, mixer taps and splash back tiling, under floor heating.

FIRST FLOOR LANDING

Stairs to second floor, carpeted throughout leading to bathroom and 4 bedrooms. Spot lights and power points.

BEDROOM 1 9.11 x 11.10 (2.74m.3.35m x 3.35m.3.05m)

Bi-folding doors on to Juliet balcony overlooking courtyard and rear garden. Power points, T.V and telephone connections, column style radiator.

EN-SUITE SHOWER ROOM

Quality suite comprising of over head rainfall shower with glazed door, W.C. with concealed system and wall mounted hand basin. Spot lights with lighted wall mirror. Under floor heating and heated towel rail. fully tiled walls & flooring,

BEDROOM 2 13 x 9.11 (3.96m x 2.74m.3.35m)

Sliding doors with Juliet balcony with fabulous views over looking West Rayleigh and beyond. Fitted carpet throughout, column style radiator, t.v / power points, spotlight, Velux window on part vaulted ceiling.

BEDROOM 3 10 x 9.8 (3.05m x 2.74m.2.44m)

Sliding doors with Juliet balcony overlooking courtyard and rear garden, vaulted ceiling with Velux window, t.v./ power points, carpet throughout, superb views of West Rayleigh and surrounding area, built in wardrobe, column style radiator.

BEDROOM 4 9.11 x 13 (2.74m.3.35m x 3.96m)

Bi-folding doors to balcony overlooking court yard and rear garden, t.v./ power point, fitted carpet, column radiator

FAMILY BATHROOM

Quality fitted suite comprising panelled bath with glazed shower screen, wall mounted basin, heated towel rail, spot lights, tiled floor with under floor heating.

SECOND FLOOR LANDING

Double glazed sliding patio doors overlooking stunning views of the surrounding area.

BEDROOM 5/FAMILY ROOM 20 x 20 max (6.10m x 6.10m max)

L shaped room comprising of 2 sets of sliding doors on to a Juliet balcony with views of rear garden and overlooking courtyard, vaulted ceiling with spot lights, ideally suited to be an entertainment area or cinema room, power points and t.v connections.

OUTSIDE

REAR GARDEN 88' (26.82m)

88 Ft rear garden with spiral staircase access from self contained courtyard. Established trees and shrubs, giving privacy. to the rear of the property is Rayleigh Mount which is maintained by The Nation Trust

COURTYARD

A lovely area to entertain, which benefits from part stone, part fenced backdrop, giving a contemporary feel, lights, paved patio. access to front,

FRONT GARDEN

Paved driveway with ample parking for 3 to 4 cars, access to rear garden.