

**8 Sairard Gardens
Eastwood, Essex SS9 5AJ
£365,000**

- No Onward Chain
- 3 Bedrooms
- Spacious Lounge & Conservatory
- Shower Room
- Oak Fitted Kitchen
- Conservatory
- 50' Rear Garden
- Off Road Parking & other options to access the rear garden.
- Popular Location
- Close To Edwards Hall Primary School and Country park

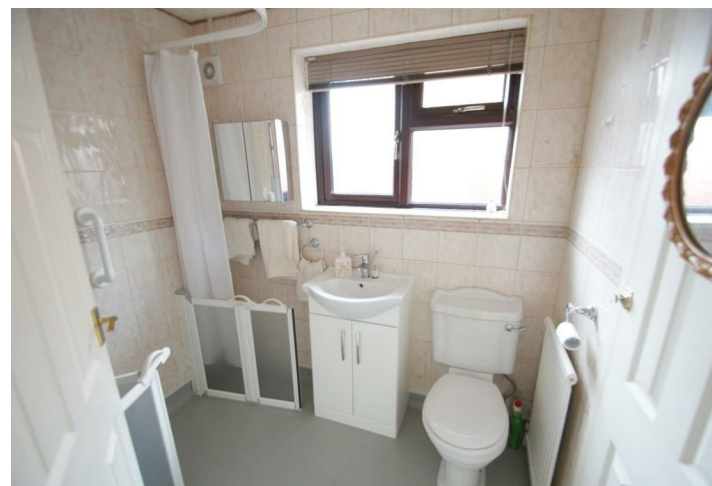


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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU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

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(81-91) A			
(61-80) B			
(41-60) C			
(21-40) D			
(1-20) E			
(1-20) F			
(1-20) G			
Not environmentally friendly - higher CO ₂ emissions			
England & Wales		EU Directive 2002/91/EC	



**** 3 BEDROOM DETACHED BUNGALOW CLOSE TO COUNTRY PARK ****

An ideal opportunity to purchase this 3 bedroom detached bungalow which offers spacious accommodation with the advantage of a 15'8 lounge & UPVC double glazed conservatory, wet/shower room, Oak effect kitchen, UPVC double glazing, Gas central heating, off road parking and a delightful 50' rear garden

Situated in a most popular location being close to Country parks & EDWARDS HALL PRIMARY SCHOOL, whilst local shops are also close by as are bus routes to surrounding areas including Rayleigh High Street & Station

Opportunity to have rear access to Sairard Close with facility to open back of garden for parking or extra storage facility/ garage maybe an option.

ACCOMMODATION

PORCH/LOBBY

UPVC double glazed sliding doors & window to the front elevation, further UPVC double glazed lead light stained glass window to front with side window leading to:

RECEPTION HALL

Laminate flooring, access to loft space, radiator, power & telephone point,

LOUNGE 15'8 x 10'7 (4.78m x 3.23m)

Glazed French doors and side windows to rear & leading to conservatory, laminate flooring, feature fireplace with matching hearth, electric coal effect floor, radiator, power & TV point,

CONSERVATORY 13'1 x 7'6 (3.99m x 2.29m)

UPVC double glazed windows to three elevations & French doors to the rear garden, wall lights, power points,

KITCHEN 10'5 x 8'6 (3.18m x 2.59m)

UPVC double glazed window & door to side, fitted range of Oak effect eye level & base level units, rolled edge work tops, stainless steel sink drainer, space for electric cooker having extractor fan above, partly tiled walls, lead light display cabinet, pantry cupboard, power points, plumbing for washing machine, work top lighting, wall mounted boiler,

BEDROOM 1 11'5 x 11'4 (3.48m x 3.45m)

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

BEDROOM 2 10'5 x 10' (3.18m x 3.05m)

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

BEDROOM 3 10'1 x 8'1 (3.07m x 2.46m)

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

SHOWER ROOM

UPVC double glazed window to side, walk in shower area, vanity wash hand basin with cupboards below, low level wc, fully tiled walls, radiator, extractor fan, airing cupboard,

OUTSIDE,

REAR GARDEN 50' (15.24m)

decking leading to lawn with shrub & flower beds, further patio to rear, timber sheds, tap, access to front,

FRONT GARDEN

Laid to lawn with shrub borders, access to rear,

PARKING

Crazy paved providing parking for two cars