



**35a Great Wheatley Road  
Rayleigh, SS6 7AW  
£759,000**

- Prime Location
- 100' South Backing Garden
- 4 Bedrooms
- Cloakroom/wc
- Spacious Open Plan Lounge/Diner
- Modern Kitchen/Breakfast Room
- Ample Parking & garage
- Rayleigh Primary School Catchment
- Close to High Street & Station
- No Onward Chain



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

Energy Efficiency Rating: Current 63, Potential 82



Spacious Family Home in a Prime Rayleigh Location – No Onward Chain!

Guide Price £759,000 to £775,000

This well-maintained and extended family home is situated on one of Rayleigh's most sought-after roads, offering generous and thoughtfully arranged accommodation throughout.

The ground floor features an impressive L-shaped open-plan living and dining area, complemented by a stylish contemporary kitchen/breakfast room and a convenient cloakroom. Upstairs, you'll find four well-proportioned bedrooms and a modern family bathroom.

Externally, the property boasts a beautifully landscaped south-facing rear garden extending approximately 100 feet, along with ample off-street parking and a garage.

Ideally located within walking distance of Rayleigh High Street and station, this home also falls within the catchment area for the highly regarded Rayleigh Primary School.

Offered with no onward chain – early viewing is recommended.

#### ACCOMMODATION

##### RECEPTION HALL

Door to: stairs to first floor with storage below, radiator, power points,

##### CLOAKROOM

UPVC double glazed window to side, white low level wc, wall mounted wash hand basin with splash back tiling,

##### OPEN PLAN LOUNGE-DINING ROOM 23' x 22' max (7.01m x 6.71m max)

UPVC double glazed bay window & sliding patio doors to the rear elevation and access to the stunning rear garden, radiator, power & Tv points,

##### KITCHEN/BREAKFAST ROOM 16' x 9' (4.88m x 2.74m)

UPVC double glazed window to front & door to side, recently fitted with a modern & contemporary range of eye level & base level units, complimentary work tops incorporating breakfast bar, inset sink/drain, gas hob with extractor fan, double oven, integrated dishwasher & washing machine, worktop lighting, electric skirting radiator, splash back tiling & contrasting tiled floor, Tv & power points, ,

#### FIRST FLOOR LANDING

UPVC double glazed window to side, access to loft space with fitted ladder,

##### BEDROOM 1 12' x 10'4 (3.66m x 3.15m)

UPVC double glazed window to radiator, power points,

##### BEDROOM 2 11'3 x 9'7 (3.43m x 2.92m)

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

##### BEDROOM 3 11' x 9' (3.35m x 2.74m)

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

##### BEDROOM 4 9'4 x 9'2 (2.84m x 2.79m)

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

#### BATHROOM

UPVC double glazed window to side, modern white suite comprising offset bath with power shower & glazed screen, low level wc, vanity wash hand basin with storage cupboard, wall mounted cupboard with lighting & shaver point, part tiled walls, radiator,

#### OUTSIDE

##### SOUTH BACKING REAR GARDEN 100' (30.48m )

Paved patio leading to extensive lawns and established shaped flower & shrub beds, timber shed, lighting, tap, access to front,

##### FRONT GARDEN

Lawn area, ample parking and access to garage

##### GARAGE

Up & over door to front, lighting & power points