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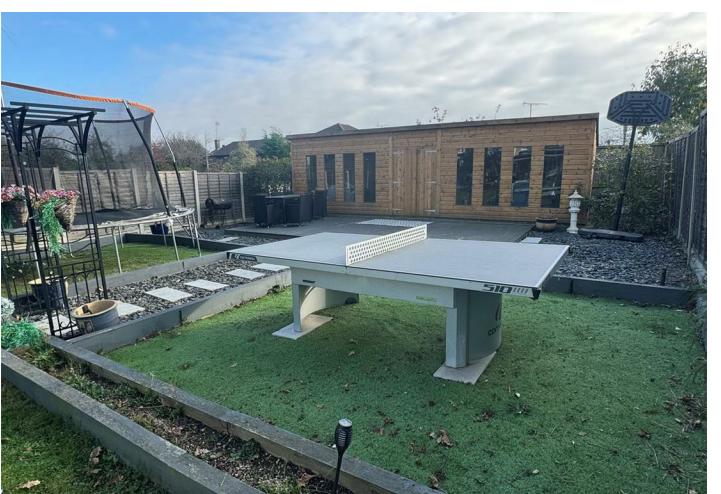
Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs (92 plus)	A	74
(81-91)	B	
(69-80)	C	
(55-68)	D	55
(39-54)	E	
(21-38)	F	
(1-20)	G	
Not energy efficient - higher running costs		
England & Wales		
EU Directive 2002/91/EC		

Environmental Impact (CO <sub>2</sub> ) Rating		
	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> 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 <sub>2</sub> emissions		
England & Wales		
EU Directive 2002/91/EC		



**34 Alexandra Road  
Rayleigh, SS6 8HS  
£850,000**

- Prime Location
- Over 2100 sqft of Accommodation
- Potential Self Contained Annexe
- Superb Open Plan Living Space
- 26' Kitchen/Family Room
- 4 Bedrooms
- 2 Reception Rooms
- 150' Rear Garden
- 25' Games/Store Room
- Extensive Parking



\*\*\*\* OVER 2100 sqft OF ACCOMMODATION WITH SELF CONTAINED ANNEXE \*\*\*\*

This most impressive family home offers extensive accommodation with a welcoming 31' open plan living room with full width Bi-folding doors to the 150' South backing garden, 26' kitchen/family room, potential annexe with sitting room, kitchen, shower room & bedroom, to the first floor are 4 bedrooms, en-suite shower room & quality family bathroom, the rear garden is South backing with an entertainment area & delightful patio area's, the front garden provides extensive parking,

The property is situated in one of the best roads in Rayleigh, being within easy reach of local Schools, Rayleigh High Street & main line Station

#### ACCOMMODATION

##### LOBBY

Contemporary entry door to: window to front, laminate flooring, door to,

##### RECEPTION HALL

Laminate flooring, recessed stairs to first floor with Oak treads and hand rails, glass inserts, radiator power points, coving,

##### STUNNING OPEN PLAN LIVING SPACE 30'1 x 20'7 (9.17m x 6.27m)

An impressive room with full width Bi-folding doors to rear providing access to the 150 South backing garden, large UPVC double glazed lantern flooding the room with natural light, spot lighting, feature fireplace & provision for wall mounted TV, wall lights, laminate flooring, column radiators, power points,

##### KITCHEN/FAMILY ROOM 26'7 x 10'3 (8.10m x 3.12m)

UPVC double glazed bay window to front & further window & door to side, quality range of white vibrant units to both eye level & base level units and full bank of units to one wall incorporating integrated fridge & freezer, oven & microwave, dishwasher, solid wood bloc worktops incorporating a breakfast bar, inset sink/drainer with mixer taps, splash back tiling, spot lighting, TV & power points, radiators,

##### SITTING ROOM/ANNEX LOUNGE 15'2 x 8'2 (4.62m x 2.49m)

UPVC double glazed bay window to front, laminate flooring, spot lighting, TV & power points, loft space,

##### KITCHEN/UTILITY ROOM 10' x 5'7 (3.05m x 1.70m)

Velux window, Recessed area with door to main reception hall, fitted eye level & base level units, rolled edge worktops incorporating stainless steel sink/drainer, plumbing for washing machine, splash back tiling, space for tumble dryer, spot lighting, boiler, extractor fan, tiled floor,

##### SHOWER ROOM

Velux window white suite comprising glazed shower cubicle, low level wc, vanity wash hand basin with storage cupboard below, tiled floor & splash back wall tiling, radiator, spot lighting, extractor fan

##### BEDROOM/STUDY 9'2 x 5'6 (2.79m x 1.68m)

Velux window & door to rear, tiled floor, radiator, power & telephone points,

##### FIRST FLOOR LANDING

Feature full width UPVC double glazed window to side, Oak handrails & glazed insets, airing cupboard, access to loft space, coving,

##### BEDROOM 1 17'3 x 12'1 (5.26m x 3.68m)

UPVC double glazed window to front elevation, fitted wardrobes to one wall with mirror fronted sliding doors, coving, radiator, power points,

##### EN-SUITE SHOWER ROOM

UPVC double glazed window to front, modern white suite comprising, low level wc, pedestal wash hand basin, glazed shower cubicle, tiled floor & half tiled walls, heated towel rail, spot lighting, extractor fan,

##### BEDROOM 2 12' x 11'1 (3.66m x 3.38m)

UPVC double glazed window to rear, vanity wash hand basin with cupboards below, radiator, power & TV points, coving,

##### BEDROOM 3 12' x 8' (3.66m x 2.44m)

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

##### BEDROOM 4 11'1 x 8'3 (3.38m x 2.51m)

UPVC double glazed window to rear, coving, radiator, power & TV points

##### FAMILY BATHROOM

UPVC double glazed window to side, quality suite comprising a freestanding teardrop bath with floor standing shower/mixer taps, low level wc, pedestal wash hand basin, tiled floor & splash back tiling, heated towel rail

##### OUTSIDE

##### REAR GARDEN 150' south backing (45.72m south backing)

A delightful 150' South backing rear garden with tiled patio area with additional decking area leading to extensive lawn with shrub beds, to the rear is an entertainment area with artificial lawn and patio area providing access to the GAMES ROOM/STORE 25' X 10' Split into two rooms with windows overlooking to garden lighting & power points,

##### FRONT GARDEN

The property is set well back from this quiet road, with retaining boundary walls, shrub beds, shingle drive & parking for extensive cars