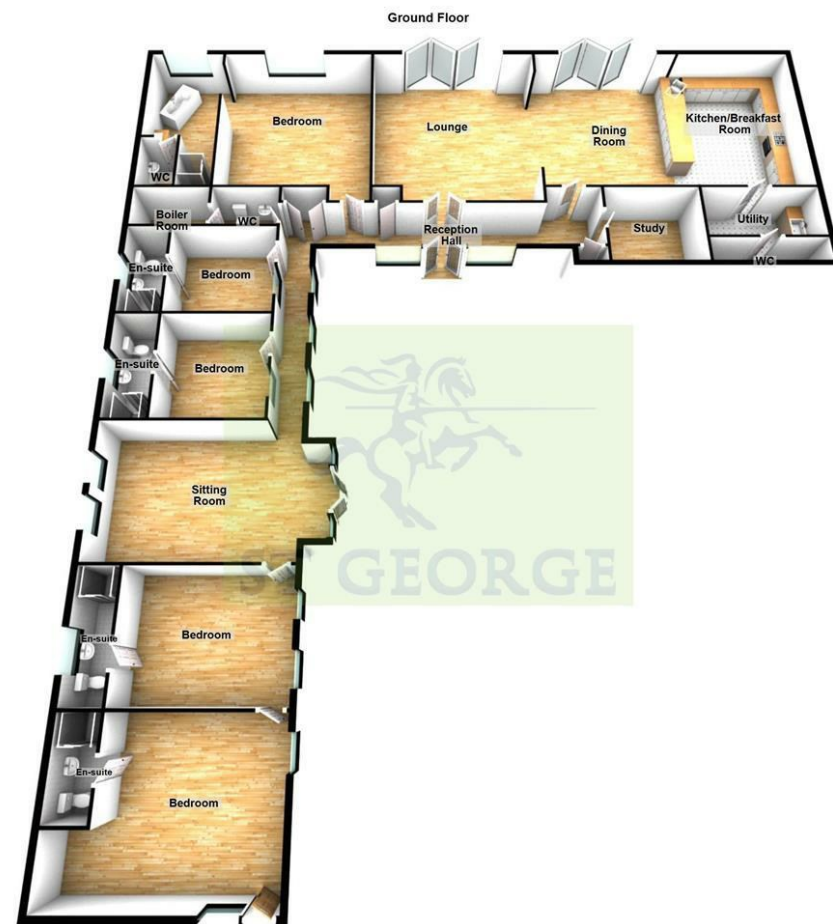




**72 High Road
Rayleigh, Essex SS6 7AD
£825,000**

- Stunning Contemporary Home
- Upto 5 Double Bedrooms
- 5 Bathrooms
- Delightful Lounge
- Imposing Dining Room
- Luxury Fitted Kitchen & utility Room
- 4 Reception Rooms
- Landscaped Gardens & Gated Courtyard Parking
- Immaculate throughout
- Easy Walk To Station & High Street



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

**Tel: 01268 770728
info@stgeorgehomes.co.uk
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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C		80	84
(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		78	82
		EU Directive 2002/91/EC	



***** A STUNNING & CONTEMPORY HOME OFFERING 3280 SQFT OF ACCOMMODATION *****

The property is an impressive single storey home benefitting an imposing entrance hall & open plan living with 4 reception rooms, a stunning & luxury kitchen/breakfast area, utility 2 cloakrooms, 5 large bedrooms all with en-suite bathrooms, under floor heating & vaulted ceilings, Situated in a secluded & totally private location yet within only a few minutes to Rayleigh High Street, Station and excellent School catchments, also close by are major road links to surrounding area's

Sports centres, golf courses, boating facilities are also close by

ACCOMMODATION

RECEPTION HALL

Extensive L shaped hall with floor to ceiling windows & double door providing an impressive entrance with further double glazed windows & French doors to front courtyard, tiled floor having underfloor heating, double cupboard & media cupboard, entry phone system, power points, ,

CLOAKROOM

White suite comprising low level wc, vanity wash hand basin with storage below, access to loft space, extractor fan, spot lighting, tiled floor with under floor heating, door to BOILER ROOM, wall mounted boiler & central heating system,

STUDY, 9'11 x 9'5 (3.02m x 2.87m)

Roof light window, tiled floor with under floor heating, spot lighting, power points,

LOUNGE 23' x 16'8 (7.01m x 5.08m)

Double glazed Bi-Folding doors over looking the rear garden, feature wall with inset contemporary electric fire & provision for wall mounted tv screen, under floor heating & tiled floor, vaulted ceiling having electrically operated Velux Sky light windows & spot lighting, open way to:

DINING AREA 20'5 x 16'5 (6.22m x 5.00m)

Double glazed Bi-folding doors to the rear garden, tiled floor with under heating, spot lighting, power points, Tv points,

KITCHEN/BREAKFAST AREA 20'3 x 12'9 (6.17m x 3.89m)

Fitted with a luxury and extensive range of eye level & base level units with complimentary quartz stone worktops incorporating breakfast bar & inset double sink unit, induction hob with extractor, two ovens, steaming oven & fitted microwave, double fridge & freezers, dishwasher, glass & quartz stone splashbacks, tiled floor with under floor heating, spot lighting

UTILITY ROOM 9'9 x 6' (2.97m x 1.83m)

Roof light window, fitted eye level & base level units, rolled edge work tops inset stainless steel sink, plumbing for washing machine & space for tumble dryer, under floor heating, tiled floor, power points, spot lighting, ,

CLOAKROOM

White suite comprising, low level wc, vanity wash hand basin, tiled floor, spot lighting, fitted cupboard

SITTING ROOM 22'1 x 13'1 (6.73m x 3.99m)

Double glazed windows & French doors to the front courtyard, window to side, skylight window, tiled floor with underfloor heating, power & tv points,

BEDROOM 1 19'4 x 17' (5.89m x 5.18m)

Double glazed window to rear, vaulted ceiling with electrically operated Velux window, spot lighting, Tv & power points, , tiled floor with under floor heating,

EN-SUITE BATH & SHOWER ROOM

Double glazed window to rear, quality white suite comprising free standing bath, large walk in shower with overhead rainfall & hand attachment, his & her wash hand basins having storage below, heated towel rail, spot lighting, splash back tiled walls, extractor fan, door to cloakroom

CLOAKROOM

White low level wc, vanity wash hand basin, under floor heating & tiled floor, extractor fan, spot lighting,

BEDROOM 2 11'4 x 11'3 (3.45m x 3.43m)

Window & door to hall, further skylight window under floor heating & tiled floor, power points, spot lighting, tv point,

EN-SUITE SHOWER ROOM

Double glazed window to side, white suite, shower cubicle, low level wc, vanity wash hand basin, tiled walls, spot lighting, heated towel rail, extractor fan

BEDROOM 3 11'6 x 11'3 (3.51m x 3.43m)

Double glazed window to side, window & door to hall, tiled & heated floor, power & tv points, fitted wardrobes with inset drawer unit, spot lighting, electric Velux skylight window

EN-SUITE SHOWER ROOM

Double glazed window to side, white suite, shower cubicle, low level wc, vanity wash hand basin, tiled walls, spot lighting, heated towel rail, extractor fan

BEDROOM 4 15'3 x 12'2 (4.65m x 3.71m)

Double glazed window to front, under floor heating & tiled floor, part vaulted ceiling with roof light window, spot lighting, power & tv points, door to bedroom 5,

EN-SUITE SHOWER ROOM

Double glazed window to side, white suite comprising shower cubicle, low level wc, vanity wash hand basin with storage below, shaver point, extractor fan, splash back tiling, heated towel rail,

BEDROOM 5 18'9 x 15 (5.72m x 4.57m)

Three circular windows to front, further double glazed window & door to side,, laminate flooring, radiators, power & tv points, spot lighting,

EN SUITE SHOWER ROOM

Double glazed window to side, white suite comprising, shower cubicle, low level wc, vanity wash hand basin, heated towel rail, spot lighting, extractor fan,

OUTSIDE

FRONT COURTYARD

The property is approached by a privately owned drive, electrically operated double gates & personal door with entry phone & security cameras,

The Courtyard provides extensive parking and a delightful sunny seating area with cobble stone paving and shrub beds, retaining boundary walls, lighting, tap

REAR GARDEN 75' (22.86m)

Granite stone patio leading to artificial lawn, sleeper borders with established shrub beds under cover entertainment area with lighting and electric heaters, storage cupboards, tap