



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		



**36 Danbury Road
Rayleigh, SS6 9BG
£390,000**

- Spacious 2 Bedroom Bungalow
- 20' Kitchen/Diner
- Lounge
- Shower Room
- Delightful Garden
- Ample Parking & Own Drive
- No Onward Chain
- UPVC Double Glazed Conservatory
- UPVC Double Glazed Windows
- Early Viewing Advised



**** AN EXTENDED SEMI DETACHED 2 BEDROOM BUNGALOW WITH OWN DRIVE ****

We are pleased to offer for sale this well presented bungalow offering a welcoming lounge and 20' kitchen/diner, 2 double bedrooms, shower room, UPVC double glazed conservatory, Externally the delightful rear garden is a summer retreat with composite decking lawns & established shrub borders & to the front & side is extensive parking & own drive, The property is being offered with no onward chain

ACCOMMODATION

LOBBY

UPVC double glazed door to: door to

LOUNGE 14'3 x 13'1 (4.34m x 3.99m)

UPVC double glazed bay window to front, feature fireplace, coving, laminate flooring, radiator, power & Tv points,

KITCHEN/DINER 20' x 12' (6.10m x 3.66m)

Double glazed window to side & further window & door to rear with access to rear lobby and garden, fitted with a modern range of eye level & base level units with rolled edge worktops and splash back tiling, range style cooker, double butler sink, plumbing for washing machine & dishwasher, wall mounted boiler, storage cupboard, radiator, power points,

UPVC DOUBLE GLAZED CONSERVATORY 10' x 8'6 (3.05m x 2.59m)

UPVC double glazed windows to side & rear elevations, and French doors to the rear garden, radiator, power points, tiled floor,

BEDROOM 1 11'6 x 11'2 (3.51m x 3.40m)

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

BEDROOM 2 11'6 x 10'3 (3.51m x 3.12m)

Door to conservatory, radiator, power points, coving,

SHOWER ROOM

UPVC double glazed window to rear, modern white suite comprising, glazed shower unit, low level wc, vanity wash hand basin with storage cupboards, fully tiled walls, radiator, access to loft space,

OUTSIDE

REAR GARDEN 40' (12.19m)

Recently installed composite decking with steps to lawn with established shrub beds & borders, further seating area, lighting, tap, brick built store, gate to side,

FRONT GARDEN

Block paving provides parking and also leads to side, shrub beds and retaining brick built wall,