



**45 Rawreth Lane  
Rayleigh, SS6 9PZ  
£575,000**

- 5 Bedrooms
- 2 Bathrooms
- 21' Contemporary Kitchen/Family Room
- Utility Room & Cloakroom
- 18' Lounge
- Study & Games Room
- Landscaped Garden
- Principle Bedroom with En-Suite & Walk in Wardrobe
- Ample Off Road Parking
- Extensive & Extended Accommodation

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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		England & Wales	
EU Directive 2002/91/EC		EU Directive 2002/91/EC	



**\*\*\*\* EXTENDED 5 BEDROOM FAMILY HOME WITH AN IMPRESSIVE 32' KITCHEN/FAMILY ROOM \*\*\*\***

We are pleased to offer for sale this most spacious and extended semi detached home with contemporary living including a welcoming reception hall, cloakroom, 18' lounge, study, an impressive 32' kitchen/family room, utility & salon/games room, To the first floor are 5 bedrooms with the principle bedroom having a walk in wardrobe & en-suite shower room, family bathroom  
Externally there is a landscaped rear garden & extensive parking to the front,

**ACCOMMODATION**

**RECEPTION HALL**

UPVC double glazed window & door, Amtico flooring, radiator behind cover, coving, power points, cloaks cupboard

**CLOAKROOM**

UPVC double glazed window to front, newly fitted white suite comprising low level wc, vanity wash hand basin with storage below, splash back tiling, coving

**LOUNGE 18'8 x 10'3 plus recess area (5.69m x 3.12m plus recess area)**

UPVC double glazed French doors to the rear garden, feature media wall with provision for Tv & sound bar, contemporary electric feature fire, radiator, power points, Amtico flooring recessed stairs to first floor,

**STUDY 6' x 6' (1.83m x 1.83m)**

Amtico flooring, under stair storage cupboard, power points fibre broad band system

**KITCHEN/FAMILY ROOM 32' x 12'5 (9.75m x 3.78m)**

A most impressive room with UPVC double glazed French doors to rear & 3 Skylight windows to the part vaulted ceiling, extensively fitted with a contemporary style kitchen with eye level & base level units and large central island incorporating a breakfast bar, inset stainless steel sink/drainers with mixer taps, ceramic hob & extractor hood, double oven, integrated dishwasher, American style fridge freezer, splash back tiling, Amtico flooring, radiators, power points, spot lighting,

**UTILITY 7'7 x 4'5 (2.31m x 1.35m)**

Skylight window, fitted shelving & storage, power points, Amtico flooring, spot lighting

**SALON/GAMES ROOM 11' x 8' (3.35m x 2.44m)**

Radiator, power points, tap, currently being used as a beauty/hair salon yet easily be a games room (originally part of the garage)

**FIRST FLOOR LANDING**

Two storage cupboard, access to loft/room being boarded, lighting, power points and skylight window,

**BEDROOM 1 11' x 9' (3.35m x 2.74m)**

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

**WALK IN WARDROBE**

Fitted hanging rails & storage, spot lighting

**EN-SUITE SHOWER ROOM**

UPVC double glazed window to side, white suite comprising shower cubicle, low level wc, vanity wash hand basin, splash back tiling, spot lighting, extractor fan, radiator,

**BEDROOM 2 15'6 x 7'9 (4.72m x 2.36m)**

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

**BEDROOM 3 12'2 x 9'1 (3.71m x 2.77m)**

UPVC double glazed window to front with views over farmland, radiator, power points,

**BEDROOM 4 11' x 9' (3.35m x 2.74m)**

UPVC double glazed square bay window to front with delightful views over farmland, radiator, power points,

**BEDROOM 5 11'10 x 7'6 (3.61m x 2.29m)**

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

**FAMILY BATHROOM**

Modern white suite comprising off set bath with fitted glazed screen & shower unit, low level wc, pedestal wash hand basin, part tiled walls, extractor fan, radiator, spot lighting,

**OUTSIDE**

**REAR GARDEN**

Landscaped garden commences of a patio area leading to lawn, pergola to rear with paved seating below, further patio with inset firepit and L shaped seating, lighting, power points, tap,

**FRONT GARDEN**

The property is set well back from the road, mainly laid to paving providing ample parking, electric car charging point,

**STORE**

Electric roller door to store with lighting & power points