



ST GEORGE
Online and High Street Estate Agency



80 Langham Drive, Rayleigh, SS6 9TA
£525,000

****** A SUPERB AND WELL PRESENTED 4 BEDROOM 3 RECEPTION HOME OFFERING IMPRESSIVE ACCOMMODATION ******

GUIDE PRICE £525,000 TO £540,000

This family home has been extensively refurbished to a high standard and offers a welcoming reception hall, sitting/dining room, spacious lounge and open plan dining room, 16' kitchen/breakfast room, utility, 4 bedrooms quality en-suite shower room & family bathroom, landscaped rear garden & ample off road parking,

Situated in a most sought after develop being close to local park & Schools, Rayleigh High Street & Station are also within easy reach,

We strongly recommend an early internal viewing

ACCOMMODATION

RECEPTION HALL

UPVC double glazed window to, vinyl flooring, stairs to first floor with under storage cupboard, radiator behind cover, coving, spot lighting, power points,

CLOAKROOM

UPVC double glazed window to front, modern white suite comprising, low level wc, wash hand basin, vinyl flooring, spot lighting, radiator,

SITTING/STUDY ROOM

11'8 x 8'6 (3.56m x 2.59m)

UPVC double glazed window to front, vinyl flooring, radiator, power & Tv points, coving, large walk in storage cupboard 8'6 x 4'2 with lighting

LOUNGE

16' x 11'4 (4.88m x 3.45m)

UPVC double glazed window to rear, open way to both the dining room & kitchen/breakfast room, vinyl flooring, coving, coving, radiator, power & Tv points,,

DINING ROOM

11'3 x 9'9 (3.43m x 2.97m)

UPVC double glazed windows to three elevations & French doors to the landscaped rear garden, vaulted ceiling with spot lighting, radiator, power points, vinyl flooring,

KITCHEN/BREAKFAST ROOM

16'5 x 10'4 (5.00m x 3.15m)

UPVC double glazed windows to both front & rear elevations, recently re-fitted with a quality range of white eye level & base level units with matching floor to ceiling cabinets, quartz stone worktops incorporating a stainless steel inset sink, gas hob with extractor fan, double oven, inset dishwasher & fridge, vinyl flooring, coving, spot lighting, power points, radiator,

UTILITY ROOM

7'4 x 5'5 (2.24m x 1.65m)

UPVC double glazed window to front & door to rear, fitted base unit, worktops, plumbing for washing machine, wall mounted boiler, power points, vinyl flooring,

LANDING

Access to loft space, storage cupboard, coving, power points,

BEDROOM 1

16'7 x 9' (5.05m x 2.74m)

Double aspect room with UPVC double glazed windows to front & rear elevations, laminate flooring, radiator, power points,



EN-SUITE SHOWER ROOM

UPVC double glazed window to front, newly fitted suite comprising a luxury walk in shower with Mira power shower & fitted glazed screen, low level wc, pedestal wash hand basin, splash back tiling, spot lighting, extractor fan, vinyl flooring, heated towel rail, shaver point,

BEDROOM 2

11'8 x 8' (3.56m x 2.44m)

UPVC double glazed window rear, coving, radiator, laminate flooring, power points, spot lighting,

BEDROOM 3

10'8 x 6' (3.25m x 1.83m)

UPVC double glazed window to rear, laminate flooring, coving, spot lighting, radiator, power points,

BEDROOM 4

9' x 7'5 (2.74m x 2.26m)

UPVC double glazed window to front, & further Velux window to part vaulted ceiling, radiator, power points, laminate flooring,

BATHROOM

UPVC double glazed window to side, modern white suite comprising, panelled bath with shower/mixer taps, pedestal wash hand basin, low level wc, part tiled walls, laminate flooring, heated towel rail, spot lighting,

OUTSIDE

REAR GARDEN

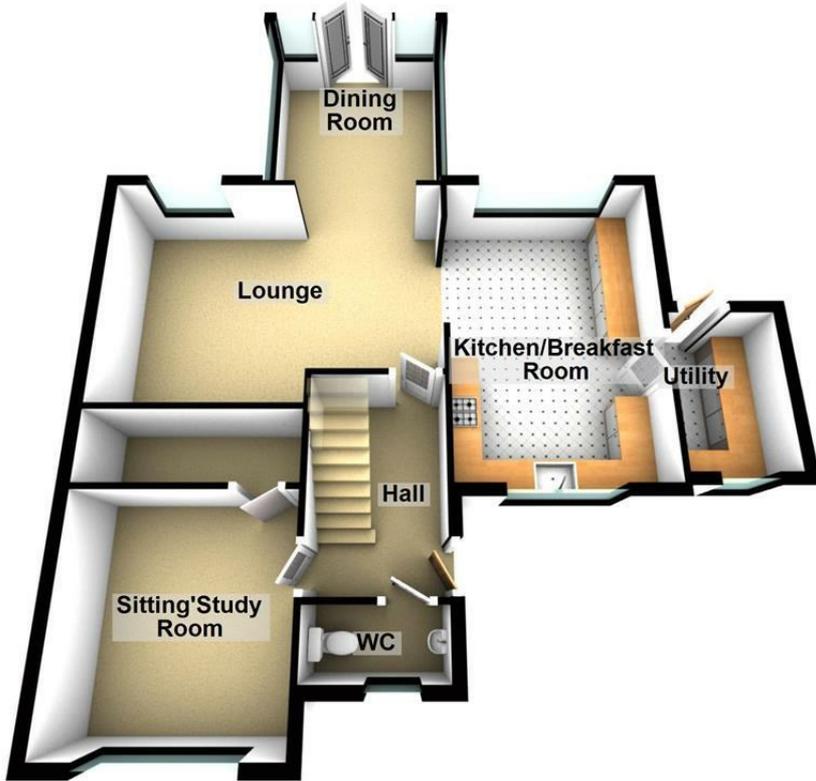
A Delightful garden with block paved patio with sun canopy leading to lawn and well stocked raised shrub borders, further patio to the rear elevation having a pergola & wisteria, lighting tap side storage shed and access to front,

FRONT ELEVATION

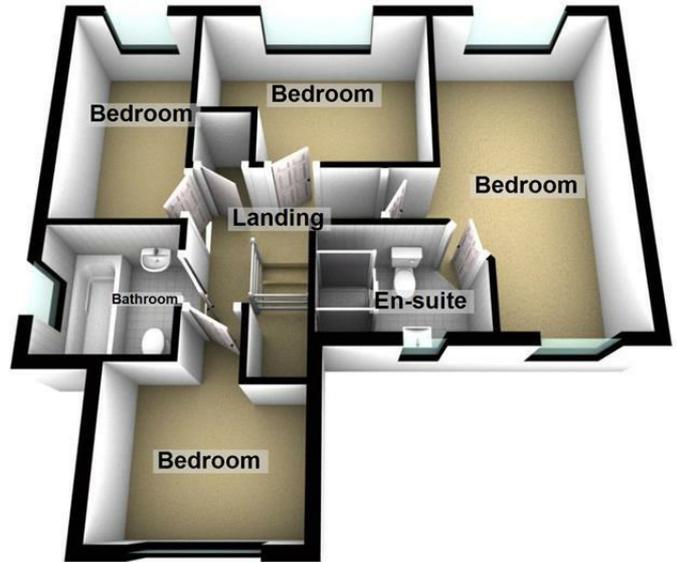
Being block paved providing ample parking



Ground Floor



First Floor



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			86
(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			86
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
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Not environmentally friendly - higher CO ₂ emissions			
England & Wales		EU Directive 2002/91/EC	