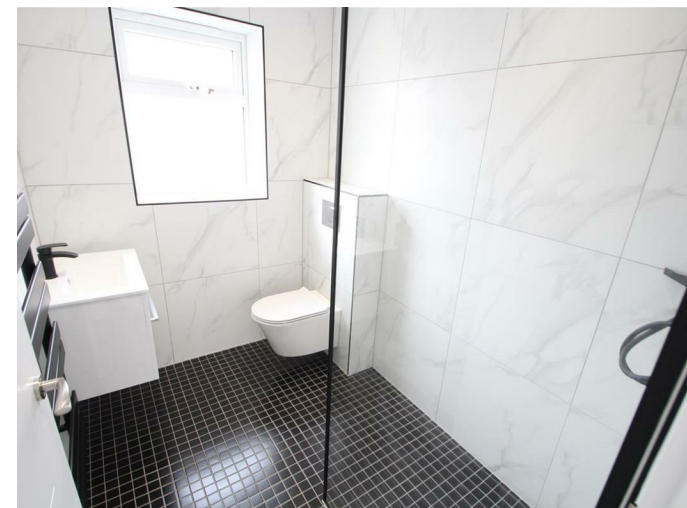


Ground Floor



**2a Link Road
Rayleigh, SS6 8AF
£375,000**

- Detached Brand New Bungalow
- Spacious 19' Lounge
- Luxury Fitted Kitchen
- Superb Bathroom/Wet Room
- 12'3 x 12'3 Bedroom
- CCTV Cameras
- Tiled floor with Underfloor Heating
- Parking
- Landscaped Gardens
- 1 Double Bedroom

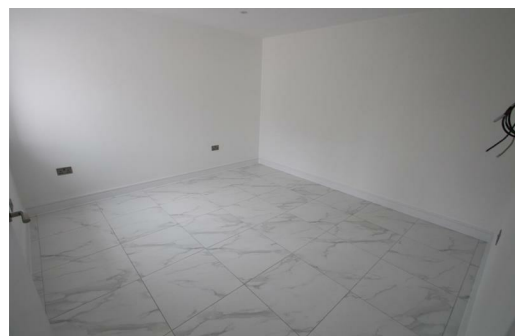


12-14 Berrys Arcade
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Rayleigh
SS6 7EF

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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A		93	93
(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	



*** BRAND NEW & KEY READY DETACHED BUNGALOW ***

Guide Price £375,000 to £400,000

Built to an extremely high standard by a local & reputable builder that St George Homes have dealt with for many years,

The property benefits from well proportioned accommodation including a spacious lounge & luxury kitchen with Quartz stone work tops & integrated appliances, a luxury bath/shower room, fully tiled floors throughout with underfloor heating, double bedroom, UPVC double glazing, alarm & CCTV system,

Externally the gardens are to be landscaped providing as maintenance free as possible with sandstone paving & pathways, lawn area, paved parking space

The property enjoys a 10 year builders structural warranty

FRONT GARDEN

Block paved drive providing parking and access to the front door, retaining boundary railing and evergreen shrubs, lighting

ACCOMMODATION

RECEPTION HALL

UPVC double glazed door to: tiled floor with with underfloor heating, boiler cupboard housing wall mounted boiler, under floor heating controls, power point, spot lighting, access to loft space,

LOUNGE 19'1 x 13'8 (5.82m x 4.17m)

UPVC double glazed bay windows to front and French doors doors with side windows leading to the garden, tiled floor with underfloor heating, spot lighting power & Tv points, open way to:

LUXURY FITTED KITCHEN 12'2 x 8' (3.71m x 2.44m)

UPVC double glazed window, fitted with a quality range of light grey Shaker units to base & eye level, quartz stone worktops incorporating inset sink unit with mixer taps, ceramic hob with extractor, two ovens, integrated fridge & freezer, dishwasher & washing machine, spot lighting, power points, tiled floor with under heating,

BEDROOM 12'4 x 13'3 (3.76m x 4.04m)

UPVC double glazed window to front, tiled floor with under floor heating, spot lighting, power & tv points,

BATHROOM/WET ROOM

UPVC double glazed window to rear, quality white suite comprising low level wc, wall mounted wash hand basin with drawers below, walk in shower having fixed glazed screen, rainfall shower & hand attachment, tiled walls & floor, spot lighting, heated towel rail,

OUTSIDE

REAR GARDEN

Paved patio area to lawn, access to front & side, tap, wall mounted lighting,