

**17 Link Road
Rayleigh, SS6 8AF
£405,000**

- Easy Access to Station & High Street
- 2 First Floor Bedrooms
- 21' Lounge
- Dining/Bedroom 3
- Shower Room
- Conservatory
- Garage & Ample Parking
- Large Garden
- Much Scope To Extend
- Most Popular Location

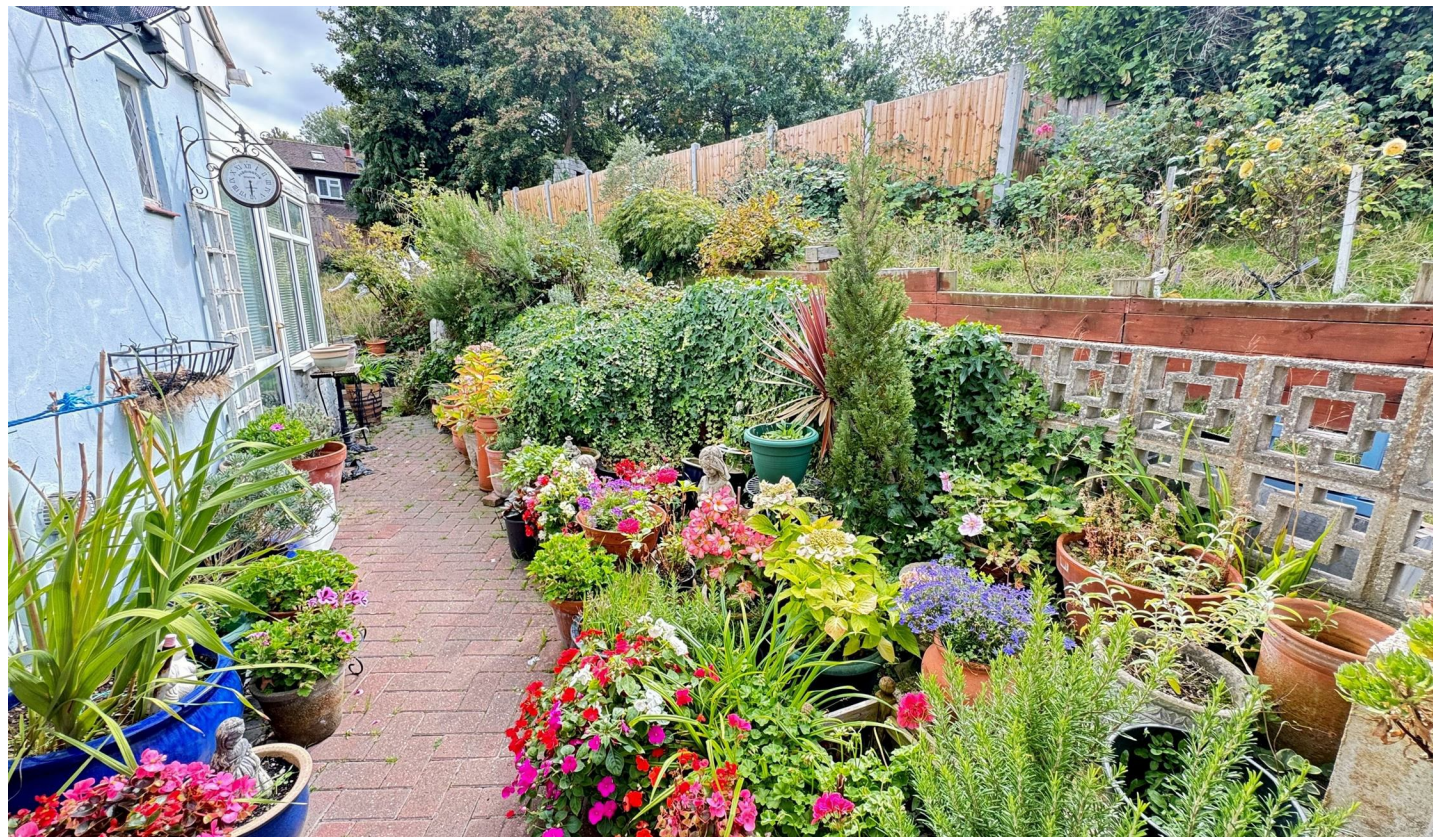


**12-14 Berrys Arcade
High Street
Rayleigh
SS6 7EF**

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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			
(12 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	



**** SUPER LOCATION CLOSE TO STATION & HIGH STREET ****

Ideal opportunity to purchase this spacious 2/3 bedroom semi detached chalet within a most popular cul de sac location being a short walk to Rayleigh High Street Schools & Station

The property offers much scope to improve & extend and is sited on a large plot that benefits from a large rear garden & extensive parking & garage

To the ground floor is a spacious reception hall, cloakroom, 22' lounge, kitchen & dining/bedroom 3, To the first floor are 2 further bedrooms & shower room

The property is being offered with no onward chain

ACCOMMODATION

RECEPTION HALL

UPVC double glazed window & side windows to the front elevation, Oakwood flooring, wall lights, radiator, power & telephone points, stairs to first floor,

CLOAKROOM

White suite comprising low level wc, wash hand basin, tiled floor, cloaks cupboard, extractor fan

LOUNGE 22'5 x 14'5 (6.83m x 4.39m)

Double glazed bay window to rear, further windows to side, feature fireplace with living gas fire, wall lights, power & Tv points

CONSERVATORY 21'2 x 14'5 (6.45m x 4.39m)

UPVC double glazed windows & doors to two elevations, power points, laminate flooring,

DINING ROOM/BEDROOM 3 14'3 x 11'8 (4.34m x 3.56m)

Double glazed bay window to front, Oakwood flooring, radiator, power points, wall lights,

KITCHEN 14'5 x 10'6 (4.39m x 3.20m)

UPVC double glazed window & door to side, fitted with eye level & base level units, rolled edge worktops, stainless steel sink drainer with mixer taps, splash back tiling & worktop lighting, ceramic hob with extractor, double oven, plumbing for washing machine & dishwasher, power points, wall mounted boiler,

LANDING

Access to loft space, power point,

BEDROOM 1 22'9 x 16'3 max (6.93m x 4.95m max)

Double glazed windows to front & side elevations, fitted wardrobes and dresser unit with drawers below, further wardrobes having bed recess with storage cupboards above & matching bed side cabinets, large storage cupboard, wall lights, power points,

BEDROOM 2 13' x 10'5 (3.96m x 3.18m)

Double glazed window to rear, laminate flooring, radiator, power points,

SHOWER ROOM

UPVC double glazed window to side, suite comprising, large shower cubicle with glazed door & side panel, low level wc, wash hand basin with cupboards below, airing cupboard & further eves storage, spot lighting, radiator, fully tiled walls & complimentary tiled floor,

OUTSIDE

REAR GARDEN

A large garden which also wraps around the side with lean to & shed, patio leading to lawn & established shrubs, access to front,

FRONT GARDEN

Mainly laid to lawn providing extensive parking & access to garage

DETACHED GARAGE

Up & over door to front, further windows & door to side, lighting & power points,