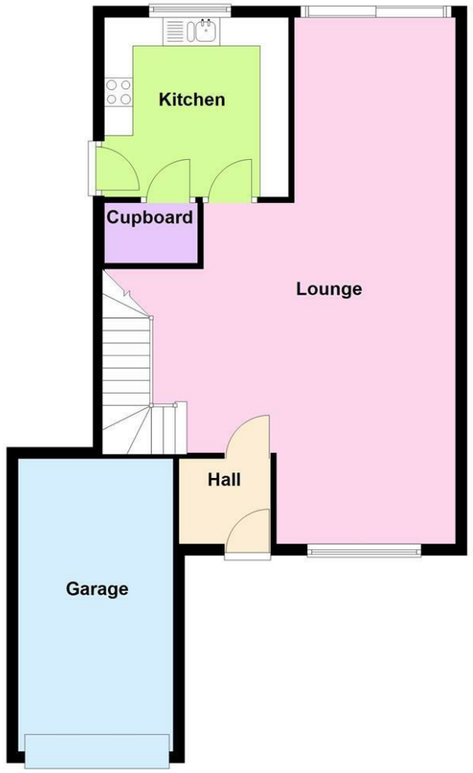
ST GEORGE
Online and High Street Estate Agency

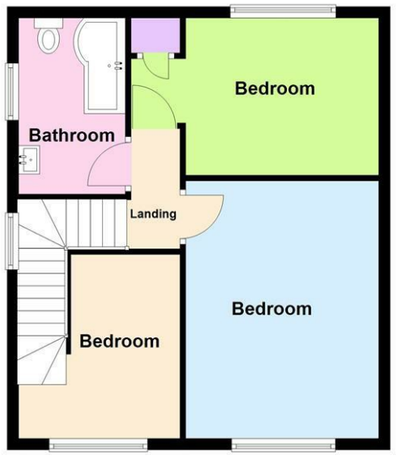
4 Derwent Avenue
Rayleigh, SS6 8LE
£425,000

- Close to Fitzwimarc & Edward Francis Schools
- 242' Lounge
- Modern Kitchen
- White Bathroom
- Extensive Parking & Garage
- UPVC Double Glazing
- Delightful Garden
- 3 Good Sized Bedrooms
- Easy Access To High Street & Station
- No Onward Chain

Ground Floor

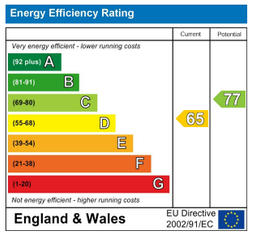


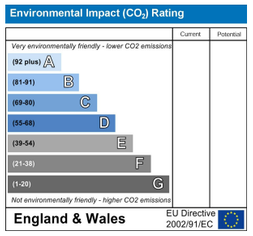
First Floor



12-14 Berrys Arcade
High Street
Rayleigh
SS6 7EF

Tel: 01268 770728
info@stgeorgehomes.co.uk
www.stgeorgehomes.co.uk





Spacious 3-Bedroom Semi-Detached Home – Prime Location Near Fitzwimarc & Edward Francis School Catchments

A well-presented and generously proportioned three-bedroom semi-detached home, ideally located within walking distance of Rayleigh Town Centre, the station, local parks, and sought-after schools including Fitzwimarc and Edward Francis.

This attractive property features:

- A spacious lounge, perfect for family living
- A modern fitted kitchen and contemporary bathroom
- Three good-sized bedrooms offering ample space
- A 30' x 35' rear garden – ideal for outdoor entertaining or family play
- Ample off-road parking and a garage for added convenience

Offered with no onward chain, this home is perfect for families or buyers looking to move swiftly.

ACCOMMODATION

RECEPTION LOBBY
UPVC door leading to: power point,

LOUNGE 24' x 10'4 (7.32m x 3.15m)
Spacious & double aspect room with UPVC double glazed window to front & sliding patio doors to the rear garden, radiator, power & Tv points, stairs to first floor,

KITCHEN 10'8 x 9' (3.25m x 2.74m)
UPVC double glazed window to rear & door to side, fitted with a modern range of beech wood effect eye level & base level units with contrasting rolled edge worktops incorporating stainless steel sink drainer with mixer taps, ceramic hob, extractor fan, double oven, splash back tiling, under stair/pantry cupboard, power points, plumbing for washing machine & tumble dryer,

LANDING
UPVC double glazed window to side, access to loft space,

BEDROOM 1 14'7 x 11' (4.45m x 3.35m)
UPVC double glazed window to front, radiator, power points,

BEDROOM 2 14'7 x 9' max (4.45m x 2.74m max)
UPVC double glazed window to rear, fitted cupboards, radiator, power & Tv points,

BEDROOM 3 11'4 x 9'2 (3.45m x 2.79m)
UPVC double glazed window to front, fitted cupboards, radiator, power points,

BATHROOM
UPVC double glazed window to rear, offset panelled bath with glazed screen & shower over, vanity wash hand basin, low level wc, part tiled walls, radiator,

OUTSIDE

REAR GARDEN 35' x 30' (10.67m x 9.14m)
Mainley laid to lawn with hardstanding to side, tap, access to front

FRONT GARDEN
Block paved providing extensive parking and access to garage,

GARAGE
Up & over door to front, lighting, power points