



**1 Nelson Road
Rayleigh, Essex SS6 8HB
£485,000**

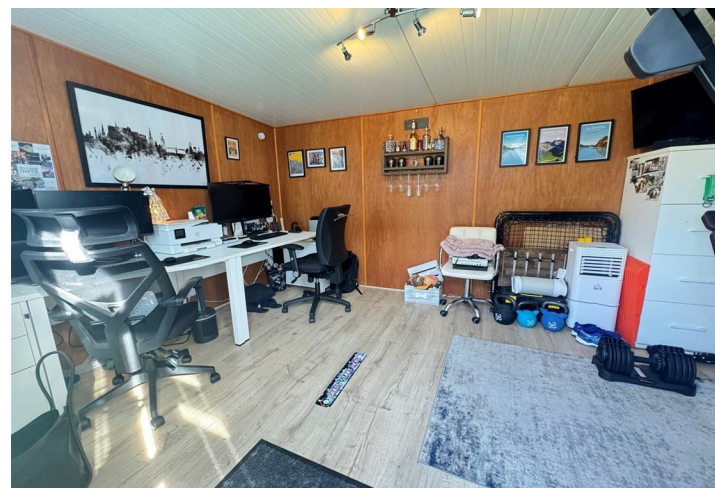
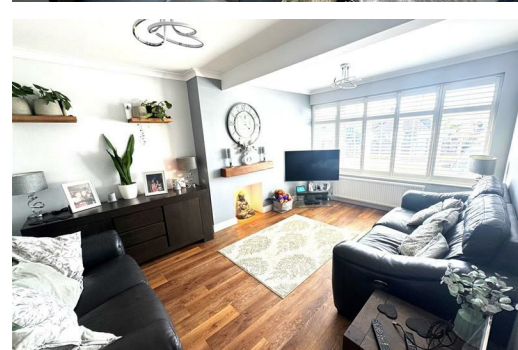
- Prime Location Close To Fitwimarc School
- 3 Bedrooms
- Quality Bathroom With Sep WC
- Spacious Lounge
- Modern Kitchen/Diner
- Conservatory/Sitting Room
- Utility Room & Cloakroom
- Easy Maintenance Garden With Games/Office
- Ample Parking
- Well Maintained Throughout

**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			
(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	



**** SUPER HOUSE SUPER LOCATION ****

Situated in one of the most sought after locations of Rayleigh is this extended spacious and immaculate 3 bedroom semi detached family home offering well proportioned accommodation including a welcoming reception hall, 16' lounge, quality fitted kitchen/diner opening to an additional sitting area, cloakroom & utility, to the first floor are 3 good sized bedrooms, recently installed bathroom with separate wc, the rear garden provides a secluded and easy maintenance outdoor space with fully insulated games room/office, th the front elevation is completely block paved providing extensive parking

Nelson Road is an ideal position for both family and commuters being a short walk to Fitzwmarc & Edward Francis Schools whilst Rayleigh High Street & Station are also close by as are local parks and countryside walks

ACCOMMODATION

RECEPTION HALL

UPVC double glazed window & door to side, Kahn-Dean flooring, radiator, stairs to first floor, power points, coving,

LOUNGE 16'2 x 11'6 (4.93m x 3.51m)

UPVC double glazed window to front with fitted shutters, Kahn-Dean flooring, feature fire place with sleeper style mantel, radiator, power & Tv points, coved,

KITCHEN/DINER 19'5 x 10' (5.92m x 3.05m)

UPVC double glazed window to rear, fitted with a quality range of light Oak Shaker style eye level & base level units, complimentary granite worktops with inset stainless steel sink, gas hob having extractor fan, double oven, Kahn Dean flooring, splash back tiles, coving radiator, power points, openwat to:

CONSERVATORY/SITTING ROOM 11'6 x 8'5 (3.51m x 2.57m)

Solid vaulted roof with sky lite windows, UPVC double glazed windows & French doors to two elevations, Karndean flooring, power & Tv points,

UTILITY ROOM 9'8 x 7'9 (2.95m x 2.36m)

Fitted with a contemporary range of Sage eye level units, rolled edge worktops, plumbing for washing machine & space for tumble dryer, power points, spot lighting,

CLOAKROOM

Recently installed white suite comprising low level wc, wall mounted wash hand basin, heated towel rail, spot lighting, coving,

FIRST FLOOR LANDING

Sun tunnel window to roof, wall lights, access to loft space,

BEDROOM 1 13' x 10'5 max (3.96m x 3.18m max)

UPVC double glazed window to rear with fitted shutters, coving, radiator, power & Tv points

BEDROOM 2 13'3 x 12'1 (4.04m x 3.68m)

UPVC double glazed window to front with fitted shutters, wardrobes fitted to one wall having matching draw unit, coving, radiator, power & Tv points,

BEDROOM 3 13'3 x 7'4 (4.04m x 2.24m)

UPVC double glazed window to front with fitted shutters, wardrobes & storage cupboards, radiator, power & Tv points,

BATHROOM

UPVC double glazed windows to both side & rear elevations, modern white suite comprising off set bath with fitted screen & shower having rainfall & hand set unit, vanity unit with storage cupboards, porcelain top with circular bowl sink, fully tiled walls, spot lighting, extractor fan, heated towel rail,

SEPARATE WC

UPVC double glazed window to side, white low level wc, wall mounted wash hand basin, part tiled walls, spot lighting, radiator,

OUTSIDE 40' (12.19m)

Paved patio area leading to artificial lawn, access to front, lighting tap,

GAMES ROOM/OFFICE

fully insulated & UPVC double glazed window & French doors, lighting & power points,

FRONT GARDEN

Blocked paved providing extensive parking and access to store,

STORE

Double opening doors to front, lighting & power points, (originally the garage but now forms the store room, cloakroom & utility)