



**45 Danbury Road  
Rayleigh, Essex SS6 9BQ  
£390,000**

- 3 Bedroom Extended Bungalow
- 2 Reception Area's
- Modern Kitchen
- Bathroom And En-Suite Shower Room
- UPVC Double Glazing
- Close to Local Shops & Station
- Ample Off Road Parking
- Delightful Rear Garden
- Early Viewing Advised
- Complete Chain Above



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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs	(92 plus) <b>A</b>		
	(81-91) <b>B</b>		
	(69-80) <b>C</b>		
	(55-68) <b>D</b>		
	(39-54) <b>E</b>		
	(21-38) <b>F</b>		
Not energy efficient - higher running costs	(1-20) <b>G</b>		
England & Wales		EU Directive 2002/91/EC	

Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions	(92 plus) <b>A</b>		
	(81-91) <b>B</b>		
	(69-80) <b>C</b>		
	(55-68) <b>D</b>		
	(39-54) <b>E</b>		
	(21-38) <b>F</b>		
Not environmentally friendly - higher CO <sub>2</sub> emissions	(1-20) <b>G</b>		
England & Wales		EU Directive 2002/91/EC	



**\*\*\*\*\* EXTENDED 3 BEDROOM SEMI DETACHED BUNGALOW WITH 2 BATHROOMS AND LARGE L SHAPED LOUNGE/DINER\*\*\*\*\***

St George homes are pleased to offer for sale this spacious property offering well proportioned accommodation including a 17' lounge, dining area, three double bedrooms, bathroom and en-suite shower room, the property also benefits from UPVC double glazing & gas central heating, Externally there is a delightful and well stocked garden and ample parking, Situated in a popular location being close to local shops, Schools and Rayleigh Station, We strongly recommend an early internal viewing

**ACCOMMODATION**

**RECEPTION HALL**

Composite door leading to:  
Access to loft space, coving, dado rail, radiator, power point,

**LOUNGE AREA 17' x 11'5 (5.18m x 3.48m)**

UPVC double glazed windows & French doors to the rear garden, coving, radiator, power and Tv points, openway to:

**DINING AREA 11'3 x 10' (3.43m x 3.05m)**

Radiator, power points, coving,

**KITCHEN 11' x 8' (3.35m x 2.44m)**

UPVC double glazed window and door to rear, fitted with a modern range of eye level and base level units with complimentary rolled edge worktops incorporating an inset sink drainer with mixer taps, ceramic hob having extractor fan and double oven, integrated dishwasher, plumbing for washing machine and space for tumble dryer, integrated freezer, splashback tiling, power points,

**BEDROOM 1 12'5 x 11'2 (3.78m x 3.40m)**

UPVC double glazed bay window to front, fitted wardrobes to one wall, coving with central ceiling rose, radiator, power and Tv points,

**EN-SUITE SHOWER ROOM**

UPVC double glazed window to side, suite comprising shower, low level wc, wall mounted wash hand basin fully tiled walls, coving, shaver point,

**BEDROOM 2 11'6 x 9'9 (3.51m x 2.97m)**

UPVC double glazed bay window to front, fitted wardrobes to one wall, radiator, power points,

**BEDROOM 3 11'2 x 8'3 (3.40m x 2.51m)**

UPVC double glazed window to side, coving, radiator, power points,

**BATHROOM**

Modern white suite comprising paneled bath with

thermostatic controlled shower over, low level wc, pedestal wash hand basin, fully tiled walls,, shaver point, coving, extractor fan, radiator,

**OUTSIDE**

**REAR GARDEN**

This delightful garden is well stocked with various raised shrub borders, fruit trees including apple, fig, pear and cherry, timber shed, patio area leading to the lawn and further patio area to rear, lighting and tap, access to front,

**FRONT GARDEN**

Mainly laid to hardstanding providing ample parking, flower beds and retaining brick wall,