



**4 Mount Close
Rayleigh, SS6 7HU
£450,000**

- Minutes to Station & High Street
- 3/4 Bedrooms
- 2/3 Reception Rooms
- Quality Newly Fitted Kitchen & Bathroom
- UPVC Double Glazing
- Early Viewing Advised
- Popular Cul De Sac Location
- 50' Rear Garden
- Extensive Parking & Garage
- Byford Style Character Home

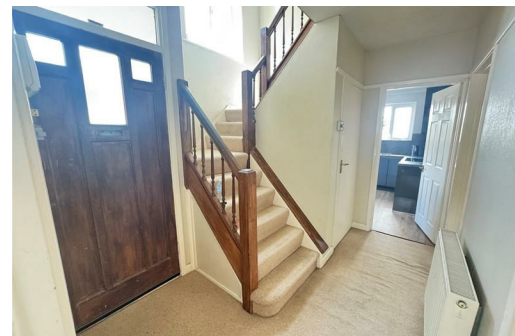


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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 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		
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Not environmentally friendly - higher CO ₂ emissions			
England & Wales		EU Directive 2002/91/EC	



**** MINUTES WALK TO HIGH STREET & STATION

GUIDE PRICE £450,000 TO £470,000

St George Homes are pleased to offer for sale this Byford style 3/4 bedroom 2/3 reception room family home situated in a most popular cul de sac location yet close to Rayleigh High Street, Station & National Trusts Rayleigh Mount

The property offers well proportioned and adaptable accommodation with the ground floor offering 2/3 reception rooms, spacious hall, cloakroom & a recently installed contemporary kitchen & to the first floor being 3 bedrooms & a quality shower room, externally the property benefits extensive parking, garage & a 50' rear garden

ACCOMMODATION

LOBBY

UPVC double glazed door to: tiled floor, further do to,

RECEPTION HALL

Stairs to first floor with with half landing UPVC double glazed window to side, radiator, picture rail,

CLOAKROOM

UPVC double glazed window to side, recently fitted suite comprising low level wc, vanity wash hand basin with storage below, splash back tiling, spot lighting, under stair cupboard

LOUNGE 18'6 x 13'1 (5.64m x 3.99m)

UPVC double glazed French doors & windows to rear, laminate flooring, coving, radiator, Power & Tv points, coving

DINING ROOM 17'2 x 13'2 (5.23m x 4.01m)

UPVC double glazed window to front, stained wood flooring, coving, radiator, power points,

BEDROOM 4/SITTING ROOM 11'5 x 11'3 (3.48m x 3.43m)

UPVC double glazed window to front, laminate flooring, radiator, coving, power points,

KITCHEN 11'7 x 11'2 (3.53m x 3.40m)

UPVC double glazed window to rear & door to side, recently fitted with a quality & contemporary range of eye level & base level units with pan drawers & integral accessories, chunky worktops incorporating a 1.5 stainless steel sink drainer with mixer taps, Bosch induction hob with extractor fan, oven & combination oven/microwave, integrated fridge freezer & washer dryer, worktop lighting, laminate flooring, coving, power points ceiling spot lighting, storage cupboard housing newly installed combination boiler,

FIRST FLOOR LANDING

UPVC double glazed window to half landing, access to loft space,

BEDROOM 1 15'6 x 16'5 (4.72m x 5.00m)

UPVC double glazed window to front, fitted wardrobes to one wall, eves storage cupboards, radiator, power points,

BEDROOM 2 14'5 x 13'1 max (4.39m x 3.99m max)

UPVC double glazed window to rear, spot lighting, radiator, power points,

BEDROOM 3 10'2 x 8'2 max (3.10m x 2.49m max)

UPVC double glazed window to front, fitted cupboard, radiator, power points,

SHOWER ROOM

UPVC double glazed window to front, recently fitted with a white suite comprising large walk in shower with glazed screen, wall mounted wash hand basin with storage below, low level wc, part tiled walls, heated towel rail, spot lighting, extractor fan,

OUTSIDE

REAR GARDEN 50ft (15.24mft)

Raised patio area with steps to further block paved patio & lawn, shrub beds, sheds, access to front

FRONT GARDEN

Mainly laid to block paving providing extensive parking and access to garage

GARAGE

Up & over door to front