



**6 Gloucester Avenue
Rayleigh, SS6 8XR
£475,000**

- Spacious 4 Bedroom Family Home
- Cloakroom
- Large Reception Rooms
- 13'4 Kitchen
- Bathroom
- En-Suite Shower Room
- Delightful Private Garden
- Garage & Own Drive
- Popular Location
- No Onward Chain



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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	

**** SPACIOUS 4 BEDROOM DETACHED FAMILY WITHIN POPULAR SCHOOL CATCHMENTS ****
We are pleased to offer for sale this 4 bedroom 2 reception room detached home offering well proportioned accommodation including a cloakroom, 25' x 20' max lounge, further sitting room, 13' kitchen, 4 good sized bedrooms, en-suite shower room, family bathroom, UPVC double glazing, Externally the rear garden is established and secluded and the property also benefits an attached garage and own drive, Situated in a popular location within sought after school catchments, country park and bus routed to Rayleigh High Street & Station, The property is being offered with no onward chain

ACCOMMODATION

RECEPTION HALL

UPVC double glazed door to front, stairs to first floor with storage below, radiator, power point,

CLOAKROOM

UPVC double glazed window to side, white suite comprising low level wc, vanity wash hand basin with storage cupboard below, splash back tiling, plumbing for washing machine,

LOUNGE 25'3 x 20'6 (7.70m x 6.25m)

UPVC double glazed window & patio doors overlooking & leading to the rear garden, storage cupboard, radiator, power & Tv points,

SITTING/OFFICE ROOM 13'3 x 11'7 (4.04m x 3.53m)

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

KITCHEN 13'4 x 9'2 (4.06m x 2.79m)

UPVC double glazed window to front & door to side, fitted with range of light Oak eye level & base level units with rolled edge worktops incorporating inset sink drainer, freestanding electric cooker with extractor hood above, integrated dishwasher, splash back tiling, power points, .

FIRST FLOOR LANDING

UPVC double glazed window to side, airing cupboard, access to loft space, power points,

BEDROOM 1 13'9 x 13'3 (4.19m x 4.04m)

UPVC double glazed window to rear, fitted wardrobes to one wall, radiator, power & Tv points

EN-SUITE SHOWER ROOM

UPVC double glazed window to side, white suite comprising shower cubicle, low level wc, wall mounted wash hand basin, fully tiled walls, radiator,

BEDROOM 2 15'7 x 9'6 (4.75m x 2.90m)

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

BEDROOM 3 14'4 x 11'3 (4.37m x 3.43m)

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

BEDROOM 4 13' x 10' (3.96m x 3.05m)

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

FAMILY BATHROOM

UPVC double glazed window to side, white suite comprising, panelled bath with shower/mixer taps, low level wc, bidet, wall mounted wash hand basin, fully tiled walls,

OUTSIDE

REAR GARDEN

A delightful and well stocked garden with established shrub borders and trees, patio area leading to lawn, brick built bbq, lighting tap, access to front,

FRONT GARDEN

Mainly laid to lawn

OWN DRIVE & GARAGE

Own concrete drive providing parking & access to garage

GARAGE - Up & over door to front further door to rear, lighting and power points,