



12-14 Berrys Arcade  
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Rayleigh  
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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 <sub>2</sub> ) Rating		
	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> 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 <sub>2</sub> emissions		
England & Wales		
EU Directive 2002/91/EC		



**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



\*\*\*\* 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,