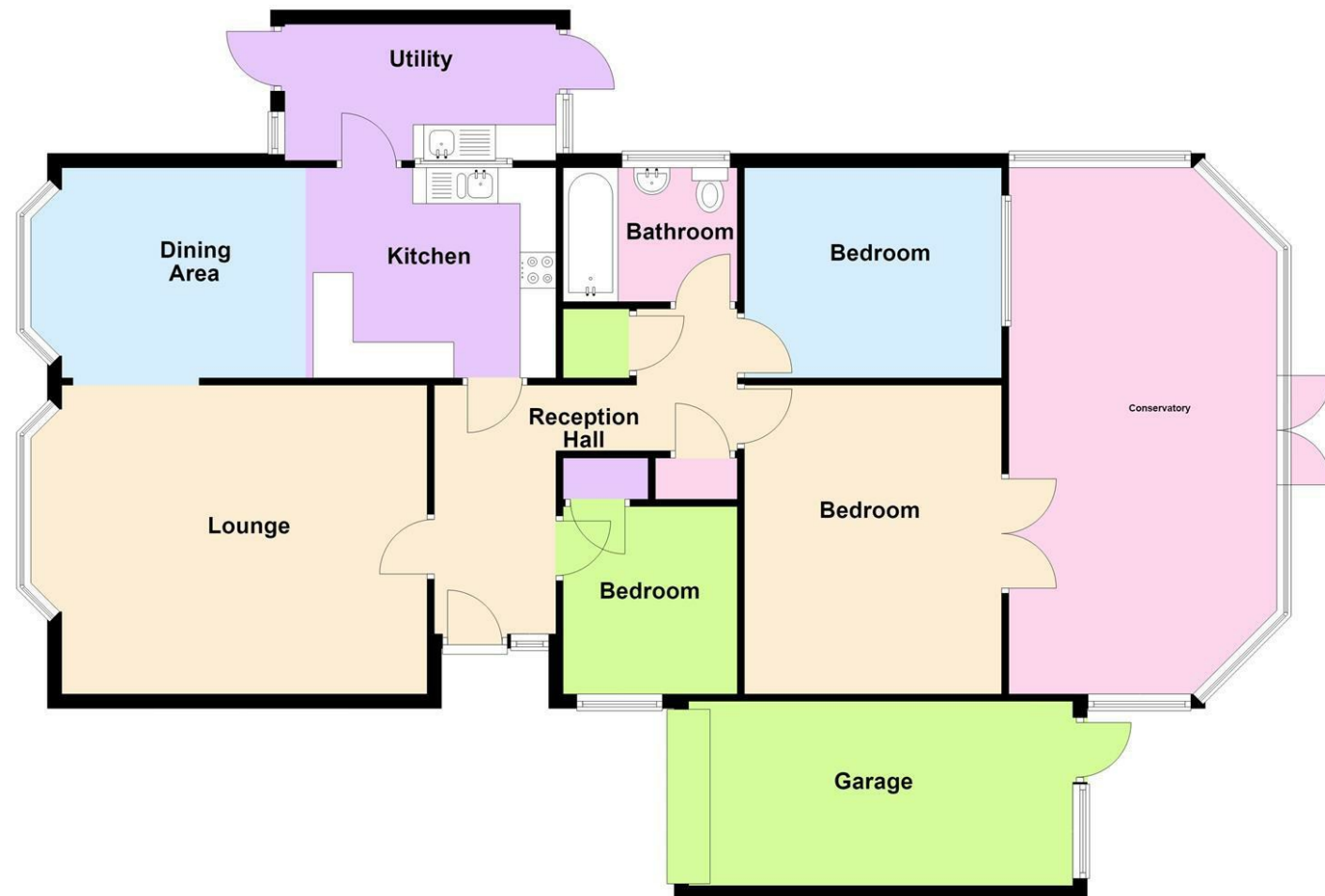


Ground Floor



**10 Albany Road
Rayleigh, SS6 8TE
Offers in excess of £500,000**

- 3 Bedrooms Detached Bungalow
- Spacious Reception Hall
- Kitchen & Utility
- Dining Area
- 16'4 x 14'3 Lounge
- Bathroom/Wc
- 21' Conservatory
- Popular Grove Area
- Garage & Own Drive
- No Onward Chain

12-14 Berrys Arcade
High Street
Rayleigh
SS6 7EF

Tel: 01268 770728
info@stgeorgehomes.co.uk
www.stgeorgehomes.co.uk

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	



**** DETACHED 3 BEDROOM BUNGALOW IN SOUGHT AFTER LOCATION ****

An ideal opportunity to purchase this well maintained 3 bedroom detached bungalow offering bright & spacious accommodation with a delightful 16'7 x 14'5 lounge, 21' kitchen/diner, bathroom/wc, 21' conservatory, and a secluded 100' rear garden, The property is set well back from the road with a long driveway & own garden, Situated in a popular location close to Grove School & parklands, local shops & bus routes to Rayleigh High Street, We strongly recommend an early viewing

ACCOMMODATION

SPACIOUS L SHAPED RECEPTION HALL

UPVC double glazed window & door to: storage cupboard & airing cupboard, coving, radiator, power points, loft access

LOUNGE 16'3 x 14'3 (4.95m x 4.34m)

Feature floor to ceiling UPVC double glazed window to front, brick built fire place with wood burning stove & brick hearth, coving, radiator, power & Tv points,

CONSERVATORY 24' x 11' (7.32m x 3.35m)

Double glazed windows to three elevations & French doors to the rear garden, vaulted ceiling with roof light windows, tiled floor, power & lighting,

KITCHEN/DINER 21 x 9'4 (6.40m x 2.84m)

KITCHEN: 11'3 X 9'7

Window & door to side, quality range of eye level & base level units with matching display cabinets & shelving, complimentary rolled edge worktops, stainless steel sink drainer with mixer taps, electric hob with extractor fan, double oven, splash back tiling, worktop lighting, skirting radiator, spot lighting, coving, power points, integrated fridge,

DINING ROOM: 10'8 X 9'4

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

UTILITY ROOM 13'8 x 6' (4.17m x 1.83m)

UPVC double glazed window & doors to front & rear elevations, rolled edge work tops with stainless steel sink drainer, plumbing for washing machine, power points,

BEDROOM 1 11'5 x 11'5 (3.48m x 3.48m)

Double glazed patio doors to the conservatory, fitted wardrobes to one wall, skirting radiator, power points, coving,

BEDROOM 2 11'8 x 10' (3.56m x 3.05m)

Double glazed window to rear, fitted wardrobes to one wall, matching bedside cabinets & drawer units,

BATHROOM

Double glazed window to side, white & grey suite comprising, paneled bath with thermostatic shower over, low level wc, wash hand basin with cupboards below, fully tiled walls & flooring, radiator, extractor fan

OUTSIDE

REAR GARDEN 100' (30.48m)

Patio area with pergola, extensive lawns with established shrub and flower beds, greenhouse & storage/workshop, tap,

FRONT GARDEN

Shrub beds & lawn area,

GARAGE & OWN DRIVE

Own block paved drive providing ample parking and access to garage

GARAGE: Up & over door to front, window & door to rear, lighting, power points,