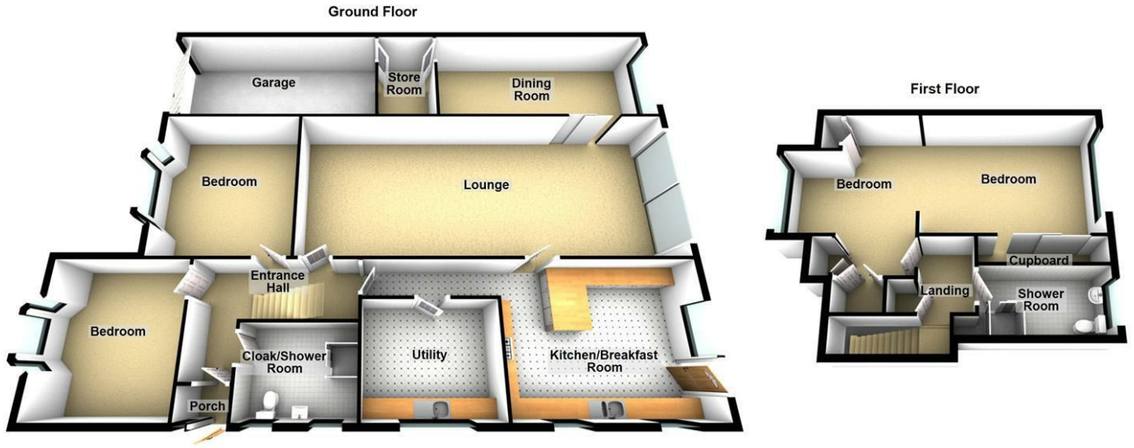
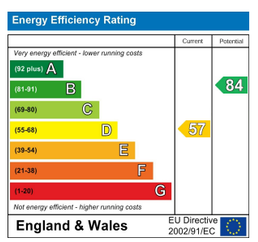
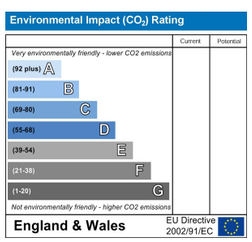




**12-14 Berrys Arcade**
**High Street**
**Rayleigh**
**SS6 7EF**

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


ST GEORGE
Online and High Street Estate Agency

# 8 Warren Close
# Rayleigh, Essex SS6 7BD
# £885,000

- Stunning Landscaped & Private Garden
- Prime Great Wheatley Garden
- Upto 4 Bedrooms
- 36' Lounge
- Dining Room
- 17' Kitchen/Breakfast Room, Separate Utility
- 2 Bathrooms
- Sweeping In & Out Drive With Garage
- Well Maintained Throughout
- Easy Access To Station & High Street

***** BYFORD BUILD DETCHED CHALET BUNGALOW WITH A STUNNING REAR GARDEN *****

St George Homes are pleased to offer this well maintained character home, offering up to 4 bedrooms and two reception rooms, including a 36' lounge, dining room & 17' kitchen/breakfast room, utility and two bathrooms.

Externally the property is approached by a delightful sweeping in & out drive providing extensive parking and garage.

To the rear is a stunning and secluded garden with established evergreen boundaries manicured lawns and heated swimming pool!

Situated in a prime cul de sac location within the favoured GREAT WHEATLEY AREA being a short walk of Rayleigh High Street and Station, as well as the ever popular Rayleigh Primary School catchment.

## ACCOMMODATION

### RECEPTION PORCH
UPVC double glazed double doors, tiled floor, door to

### L SHAPED RECEPTION HALL
Stairs to first floor with under stair storage cupboard, radiator behind decorative cover, tiled floor, power points,

### CLOAK/SHOWER ROOM
Double glazed windows to side elevation, modern white suite comprising large walk in shower with glazed screen and rainfall shower & hand attachment, vanity wash hand basin, low level wc, fully tiled walls & complimentary tiled floor, heated towel rail, extractor fan,

### LOUNGE 36'3 x 14'9 (11.05m x 4.50m )
Double glazed sliding doors overlooking the beautiful rear garden, Adam style fireplace with raised hearth & marble inset, coving, wall lights, radiators power & Tv points,

### DINING ROOM 22'4 x 9'8 (6.81m x 2.95m)
Double glazed window to rear, parquet wood flooring, radiator, power points,

### STORE ROOM 9'8 x 6'1 (2.95m x 1.85m)
Fitted cupboard, power points,

### KITCHEN/BREAKFAST ROOM 17'8 x 14'2 (5.38m x 4.32m)
Double glazed window to side & further double glazed window & door to rear, fitted with range of light oak eye level & base level units with rolled edge worktops incorporating breakfast bar, inset stainless steel sink drainer, range style cooker with extractor, splash back tiling, integrated dishwasher & fridge freezer, microwave, radiator, power points, pelmet & spot lighting,

### UTILITY ROOM 10' x 9'3 (3.05m x 2.82m)
Double glazed window to side, fitted eye level & base level units, worktops with inset sink drainer, splash back tiling, wall mounted boiler, power points, tiled flooring, spot lighting, radiator,

### BEDROOM 3 (ground floor) 14'8 x 13'3 (4.47m x 4.04m)
Double glazed bay window to front, fitted wardrobes to one wall, further wardrobes with bed recess and further wardrobes & bedside cabinets, additional draw units, radiator, power points, spot lighting,

### BEDROOM 4 (ground floor) 14'1 x 12'1 (4.29m x 3.68m)
Double glazed bay window to front, coving, radiator, power points,

### FIRST FLOOR LANDING
Storage cupboard, access to loft space,

### BEDROOM 1 & 2 28'8 x 14'9 (8.74m x 4.50m)
Double aspect room with double glazed windows to both front & rear elevations, extensively fitted with wardrobes & storage cupboards, drawer units, radiators, power & Tv point,

PLEASE NOTE, That this room was originally two rooms and can easily be reinstated to two separate rooms measuring 14'9 x 12'7 & 15'6 x 11'6,

### SHOWER ROOM
Double glazed window to rear, suite comprising oversized shower cubicle with glazed surround, vanity wash hand basin, low level wc, fully tiled walls & complimentary tiled floor, shaver point, heated towel rail, shaver point,

## OUTSIDE

### REAR GARDEN
A stunning landscaped garden with established evergreen shrubs beds & borders, paved patio area with pergola, extensive lawn leading to the heated swimming pool with inset lighting, pool house with filtration & boiler system, summer house & gazebo, lighting, tap, greenhouse, access to front,

### FRONT GARDEN
Sweeping in and out drive providing ample parking and access to garage, established shrub beds

### GARAGE
Electric up and over door to front, lighting & power points,