

**69 Nevern Road  
Rayleigh, Essex SS6 7PD  
£512,500**

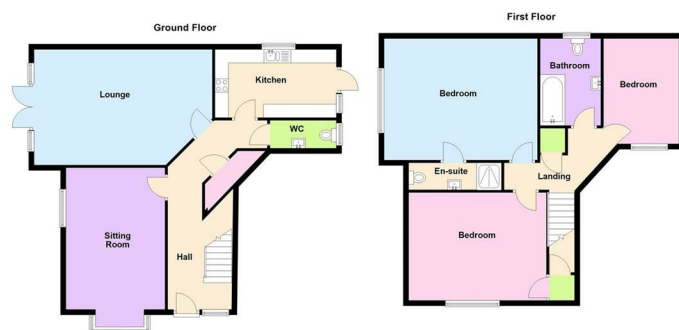
- 3 Bedrooms
- 2 Large Reception Rooms
- Modern Kitchen
- Cloakroom
- 2 Bathrooms
- Spacious Garden
- Ample Parking (Garage Space stp)
- Minutes Walk To Wyburns School
- Easy Access To High Street & Station
- No Onward Chain



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Energy Efficiency Rating		Environmental Impact (CO <sub>2</sub> ) Rating	
Current	Potential	Current	Potential
	91		
79			



**\*\*\*\* MODERN 3 BEDROOM DETACHED HOME WITHIN THE POPULAR WYBURNS SCHOOL CATCHMENT \*\*\*\***

We are pleased to offer this attractive 3 bedroom 2 reception detached family home offering well planned accommodation with two spacious reception rooms, modern kitchen/breakfast room, cloakroom, 3 good sized bedrooms with En-suite shower room, family bathroom, ample parking, generous size private garden,

Situated in a most popular location close to Wyburns School and within easy reach of Rayleigh High Street & Station

The property is being offered with no onward chain,

**ACCOMMODATION**

**RECEPTION HALL**

UPVC double glazed window & door to front elevation, stairs to first floor with a large storage cupboard below, radiator, power points,

**CLOAKROOM**

UPVC double glazed window to front, white suite comprising, low level wc, wall mounted wash hand basin with splash back tiling, tiled floor, radiator, spot lighting,

**LOUNGE 21'7 x (6.58m x )**

UPVC double glazed French doors with side windows leading to the private garden, radiator power & tv points,

**SITTING/DINING ROOM 20'5 x 12'2 (6.22m x 3.71m)**

UPVC double glazed bay window to front & further window to side, radiator, power & Tv points

**KITCHEN/BREAKFAST ROOM 15' x 8'2 (4.57m x 2.49m)**

UPVC double glazed window & door to side, fitted with a contemporary white eye level & base level units, rolled edge worktops incorporating a breakfast bar, stainless steel sink drainer with mixer taps, gas hob with extractor hood, splash back tiles, oven, plumbing for washing machine, spot lighting, worktop lighting,

**LANDING**

UPVC double glazed window to front, access to loft space, airing cupboard, radiator,

**BEDROOM 1 18'8 x 13'8 (5.69m x 4.17m)**

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

**EN-SUITE SHOWER ROOM**

White suite comprising shower cubicle with glazed screen, low level wc, vanity wash hand basin with storage cupboard below, fully tiled walls & flooring, spot lighting, extractor fan

**BEDROOM 2 15'5 x 12'9 (4.70m x 3.89m)**

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

**BEDROOM 3 13'5 x 9'7 (4.09m x 2.92m)**

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

**FAMILY BATHROOM**

UPVC double glazed window to rear, white suite comprising, panelled bath with thermostatically controlled shower & glazed screen, low level wc, vanity wash hand basin with cupboards below, fully tiled walls & complimentary tiled floor, spot lighting, extractor fan, heated towel rail,

**OUTSIDE**

**REAR GARDEN**

Paved patio area leading to lawn, further decking area, shed, access to front, lighting, tap, lighting,

**FRONT GARDEN**

Laid to lawn and block paved drive providing parking for three/four cars