



**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



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Energy Efficiency Rating		Environmental Impact (CO ₂) Rating	
Current	Potential	Current	Potential
Very energy efficient - lower running costs		Very environmentally friendly - lower CO ₂ emissions	
(92 plus) A		(92 plus) A	
(81-91) B		(81-91) B	
(69-80) C		(69-80) C	
(55-68) D		(55-68) D	
(39-54) E		(39-54) E	
(21-38) F		(21-38) F	
(1-20) G		(1-20) G	
Not energy efficient - higher running costs		Not environmentally friendly - higher CO ₂ emissions	
England & Wales	EU Directive 2002/91/EC	England & Wales	EU Directive 2002/91/EC

Energy Efficiency Rating: 57 (Current), 84 (Potential)

Environmental Impact (CO₂) Rating: 84 (Current), 84 (Potential)



******* BYFORD BUILD DETACHED 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,