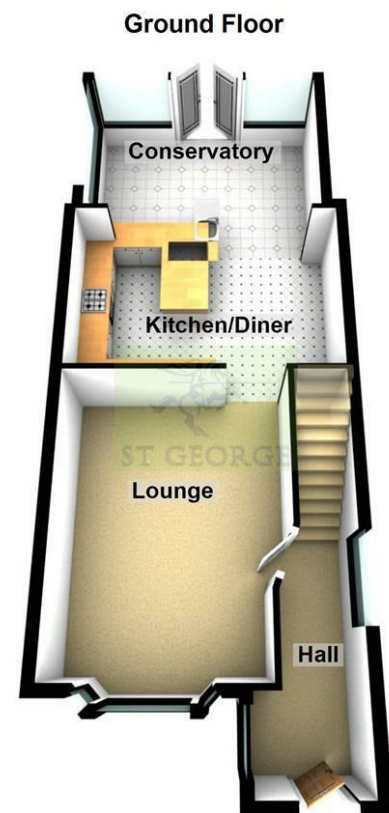




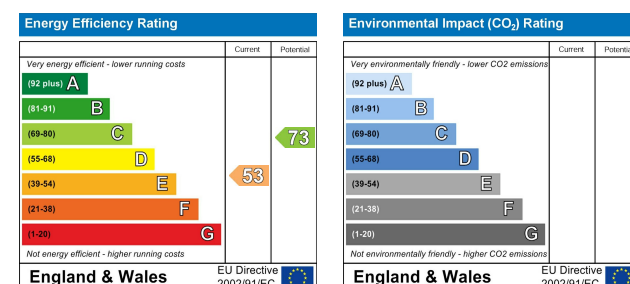
**16 Shakespeare Avenue
Rayleigh, Essex SS6 8YA
Guide price £425,000**

- Popular Grove School Catchment
- 3 Bedrooms
- Quality Open Plan Kitchen/Diner
- UPVC Conservatory
- Spacious Lounge
- Modern Bathroom
- UPVC Double Glazing
- Parking For 3 Cars
- Well Maintained Throughout
- Sought after Location



12-14 Berrys Arcade
High Street
Rayleigh
SS6 7EF

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GUIDE PRICE - £425,000-£435,000

St George Homes are pleased to offer beautifully presented three-bedroom home that offers spacious, modern living—perfect for families and professionals alike.

Upon entering the property, you are welcomed into a spacious reception hall that leads to a generously sized lounge. From there, you'll find a delightful contemporary kitchen/diner, seamlessly flowing into an open-plan conservatory.

To the first floor are three bedrooms & modern bathroom and also benefits UPVC double glazing throughout.

The property also enjoys privacy within the secluded rear garden, and benefit from a private driveway providing ample off-street parking.

Located in a popular residential area, this home falls within the Grove School catchment and is close to local shops. It's also conveniently situated for easy access to Rayleigh High Street and Station.

ACCOMMODATION

RECEPTION HALL

UPVC door to: further UPVC double glazed windows to both side elevations, porcelain tiled floor, shoe storage cupboard, electric radiator, power & telephone point.

LOUNGE 14'5 x 11'3 (4.39m x 3.43m)

UPVC double glazed bay window to front, coving, radiator, power & TV points, wall lights, open to

OPEN PLAN KITCHEN/DINER 15' x 10' (4.57m x 3.05m)

Fitted with a quality & contemporary range of white & walnut, eye level & base level units, complimentary work tops incorporating a breakfast bar, inset sink drainer, ceramic hob, extractor hood, oven, integrated dishwasher, fridge & freezer, wine rack, porcelain tiled floor & splash backs, plumbing for washing machine, under stair cupboard, power points, radiator behind decorative cover, spot lighting, coving, openway to Conservatory.

CONSERVATORY 13' x 9' (3.96m x 2.74m)

UPVC double glazed windows to side & rear elevations, French doors to rear, vaulted ceiling, porcelain tiled floor, electric floor, power points, wall lights.

FIRST FLOOR LANDING

UPVC double glazed window to side, access to loft space being partly boarded, coving, power points.

BEDROOM 1 15'8 x 8'7 (4.78m x 2.62m)

UPVC double glazed window to front, fitted wardrobes, pelmet lighting, radiator, power & TV point, coving.

BEDROOM 2 9'5 x 8'7 (2.87m x 2.62m)

UPVC double glazed window to rear, coving, radiator, power points.

BEDROOM 3 10'3 x 6' (3.12m x 1.83m)

UPVC double glazed window to front, storage cupboard, coving, dado rail, radiator, power points.

BATHROOM

UPVC double glazed window to rear, modern white suite comprising panelled bath with electric shower over & fitted glazed screen, low level wc, vanity wash hand basin with cupboards below, travertine tiled walls & flooring, spot lighting, heated towel rail.

OUTSIDE

REAR GARDEN 35' (10.67m)

Block paved patio area, lawn, shrub beds, tap.

FRONT GARDEN

Laid to lawn with flower borders.

DRIVE & STORE ROOM

To the side of the property is a long drive providing parking for three cars & access to store

STORE: 9' x 9' Up & over door to front, door to garden, light & power points,