



**36 Danbury Road  
Rayleigh, SS6 9BG  
£390,000**

- Spacious 2 Bedroom Bungalow
- 20' Kitchen/Diner
- Lounge
- Shower Room
- Delightful Garden
- Ample Parking & Own Drive
- No Onward Chain
- UPVC Double Glazed Conservatory
- UPVC Double Glazed Windows
- Short Walk To Station Shops & Schools



12-14 Berrys Arcade  
High Street  
Rayleigh  
SS6 7EF

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

Energy Efficiency Rating		Environmental Impact (CO <sub>2</sub> ) Rating	
Current	Potential	Current	Potential
<p>Very energy efficient - lower running costs</p> <p>(92 plus) <b>A</b></p> <p>(81-91) <b>B</b></p> <p>(69-80) <b>C</b></p> <p>(55-68) <b>D</b></p> <p>(39-54) <b>E</b></p> <p>(21-38) <b>F</b></p> <p>(1-20) <b>G</b></p> <p>Not energy efficient - higher running costs</p>		<p>Very environmentally friendly - lower CO<sub>2</sub> emissions</p> <p>(92 plus) <b>A</b></p> <p>(81-91) <b>B</b></p> <p>(69-80) <b>C</b></p> <p>(55-68) <b>D</b></p> <p>(39-54) <b>E</b></p> <p>(21-38) <b>F</b></p> <p>(1-20) <b>G</b></p> <p>Not environmentally friendly - higher CO<sub>2</sub> emissions</p>	
	78		
	59		
England & Wales	EU Directive 2002/91/EC	England & Wales	EU Directive 2002/91/EC



**\*\*\*\* AN EXTENDED SEMI DETACHED 2 BEDROOM BUNGALOW WITH OWN DRIVE \*\*\*\***

Block paving provides parking and also leads to side, shrub beds and retaining brick built wall,

We are pleased to offer for sale this well presented bungalow offering a welcoming lounge and 20' kitchen/diner, 2 double bedrooms, shower room, UPVC double glazed conservatory, Externally the delightful rear garden is a summer retreat with composite decking lawns & established shrub borders & to the front & side is extensive parking & own drive, The property is also within a short walk to Shops, Schools & Station  
The property is being offered with no onward chain

**ACCOMMODATION**

**LOBBY**

UPVC double glazed door to: door to

**LOUNGE 14'3 x 13'1 (4.34m x 3.99m)**

UPVC double glazed bay window to front, feature fireplace, coving, laminate flooring, radiator, power & Tv points,

**KITCHEN/DINER 20' x 12' (6.10m x 3.66m)**

Double glazed window to side & further window & door to rear with access to rear lobby and garden, fitted with a modern range of eye level & base level units with rolled edge worktops and splash back tiling, range style cooker, double butler sink, plumbing for washing machine & dishwasher, wall mounted boiler, storage cupboard, radiator, power points,

**UPVC DOUBLE GLAZED CONSERVATORY 10' x 8'6 (3.05m x 2.59m)**

UPVC double glazed windows to side & rear elevations, and French doors to the rear garden, radiator, power points, tiled floor,

**BEDROOM 1 11'6 x 11'2 (3.51m x 3.40m)**

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

**BEDROOM 2 11'6 x 10'3 (3.51m x 3.12m)**

Door to conservatory, radiator, power points, coving,

**SHOWER ROOM**

UPVC double glazed window to rear, modern white suite comprising, glazed shower unit, low level wc, vanity wash hand basin with storage cupboards , fully tiled walls, radiator, access to loft space,

**OUTSIDE**

**REAR GARDEN 40' (12.19m)**

Recently installed composite decking with steps to lawn with established shrub beds & borders, further seating area, lighting, tap, brick built store, gate to side,

**FRONT GARDEN**