



**19 Lincoln Way
Rayleigh, SS6 9QN
£525,000**

- Popular Downhall Park Way Development
- Cloakroom
- 18' Lounge
- Dining Room
- Kitchen & Utility Room
- 18' X 13' Conservatory
- Bathroom & En-Suite Shower Room
- Secluded Garden
- Garage With Own Drive
- Close To Parklands & Shops



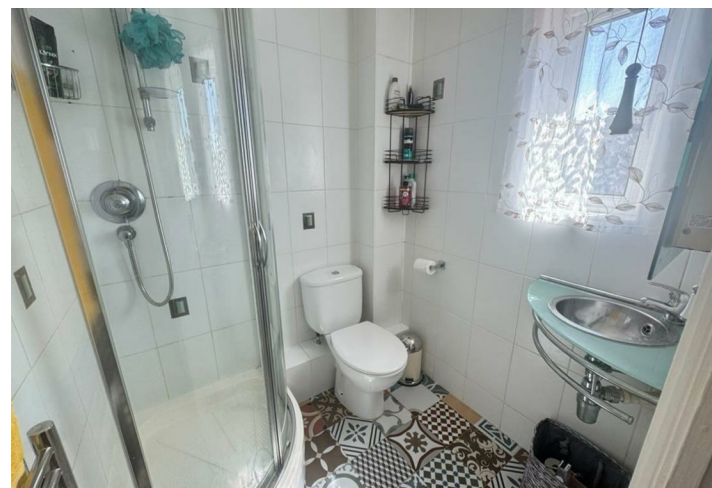
12-14 Berrys Arcade
High Street
Rayleigh
SS6 7EF

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

Energy Efficiency Rating		Environmental Impact (CO 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: 62 (Current), 86 (Potential)

Environmental Impact (CO₂) Rating: 86 (Current), 86 (Potential)



****** DETACHED FAMILY HOME IN POPULAR DOWNHALL PARK DEVELOPMENT ******

St George Homes are pleased to offer for sale the well proportioned 3 bedroom detached family home benefiting an 18' lounge, Edwardian style conservatory, dining room, kitchen with matching utility, cloakroom, the principle bedroom has a separate dressing area, family bathroom, and UPVC double glazing, Externally the property has a delightful & secluded rear garden, own drive & detached garage, Situated in a most sought after location close to Down Hall Park & local shops whilst Rayleigh Station High Street & Golf Course being within easy reach

ACCOMMODATION

RECEPTION HALL

UPVC double glazed door to: stairs to first floor, storage cupboard, radiator behind cover, dado rail, coving, power points, Oak wood flooring,

LOUNGE 18' x 10'1 (5.49m x 3.07m)

A delightful double aspect room with UPVC double glazed window to front & French doors with side windows to rear, feature wood block fireplace with matching mantel & tiled hearth, radiator, power & tv points, coving

DINING ROOM 9'8 x 9' (2.95m x 2.74m)

UPVC double glazed window to front, radiator, power points, coving, Oak wood flooring,

UPVC EDWARDIAN STYLE CONSERVATORY 18' x 13'7 max (5.49m x 4.14m max)

UPVC double glazing to three elevations & French doors to the rear garden, vaulted ceiling, radiators, power points,

KITCHEN 10'1 x 8'5 (3.07m x 2.57m)

UPVC double glazed window to rear, fitted with a range of eye level & base level units, rolled edge worktops incorporating stainless steel sink drainer, gas hob with extractor fan, double oven, plumbing for washing machine, tiled floor, pelmet & mood lighting, power points,

UTILITY 5'6 x 5'6 (1.68m x 1.68m)

UPVC double glazed door to rear, fitted base & eye level units, rolled edge worktops, power points, tiled floor, plumbing for washing machine & space for tumble dryer,

CLOAKROOM

UPVC double glazed window to side, white low level wc, vanity wash hand basin, part tiled walls & complimentary tiled floor,

FIRST FLOOR LANDING

UPVC double glazed window to front, access to loft space, dado rail, radiator, power points,

BEDROOM 1 11'2 x 9' (3.40m x 2.74m)

Two UPVC double glazed windows to rear, radiator, power points, openway to:

DRESSING AREA 7'2 x 6'8 (2.18m x 2.03m)

Fitted wardrobes to one wall, power points,

EN-SUITE SHOWER ROOM

UPVC double glazed window to side, modern white suite comprising, low level wc, wall mounted wash hand basin, shower cubicle with glazed surround, fully tiled walls & complimentary tiled floor, heated towel rail, coving, spot lighting

BEDROOM 2 10'7 x 8'6 (3.23m x 2.59m)

UPVC double glazed window to rear, fitted wardrobes to recess area, radiator, power points,

BEDROOM 3 10'2 x 6'8 (3.10m x 2.03m)

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

BATHROOM

UPVC double glazed window to front, white suite comprising paneled bath with shower over, low level wc, wall mounted wash hand basin with storage below, heated towel rail, fully tiled walls & complimentary tiled floor, coving, spot lighting, airing cupboard,

OUTSIDE

REAR GARDEN

A delightful secluded garden commencing of a paved patio area, leading to lawn further decking area, established shrub borders, tap, lighting, access to both garage and front,

FRONT GARDEN

Retaining boundary hedge row leading to lawn and shrub beds,

GARAGE & OWN DRIVE

Own drive providing parking for two cars and access to GARAGE, up & over door to front, door to rear, lighting, power points, eves storage