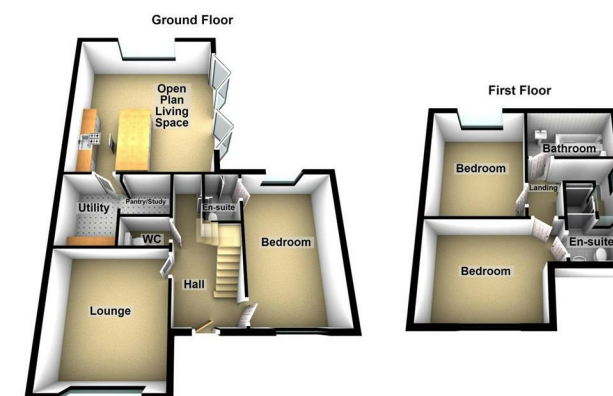


**2 Hayes Chase
Battlesbridge, SS11 7QT
Asking price £595,000**

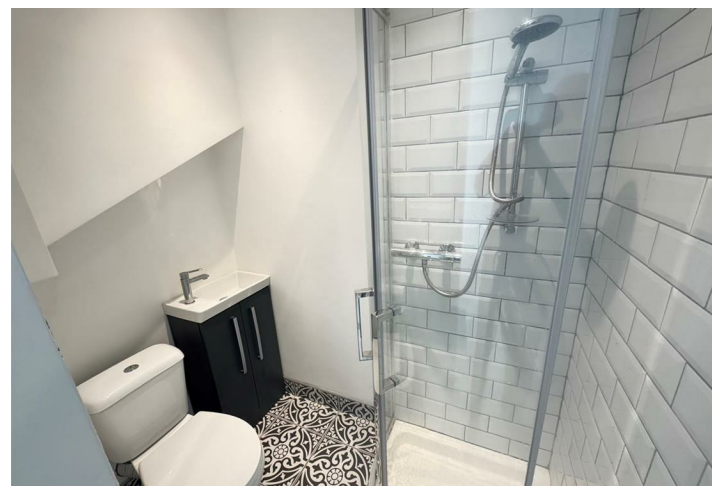
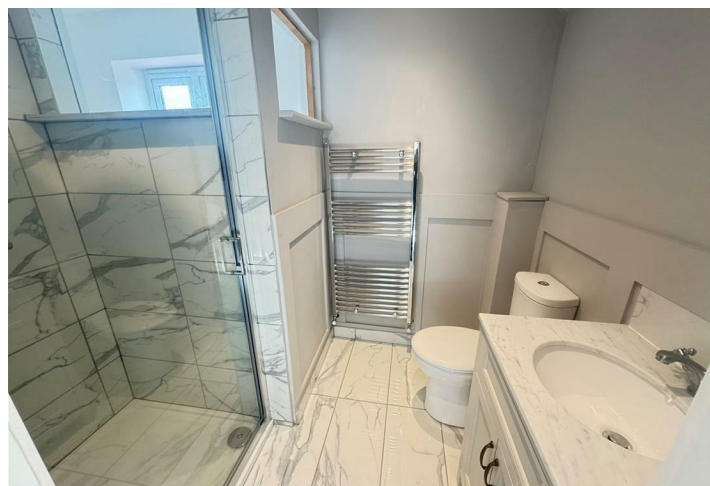
- Stunning Refurbishment
- 3 Bedrooms
- 3 Bathrooms
- Lounge
- Superb Open Plan Living Space
- No Onward Chain
- Utility & Cloakroom
- Landscaped Front & Rear Gardens
- Ample Parking & Cart Lodge Space
- Great Semi Rural location



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	
78			
46			
England & Wales	EU Directive 2002/91/EC	England & Wales	EU Directive 2002/91/EC



****** SPACIOUS 3 BEDROOM FARMHOUSE COTTAGE STYLE PROPERTY UNDERGONE A COMPLETE REFURBISHMENT ******

A stunning semi detached property which has been transformed into a truly stunning family home with many character features & contemporary living with a superb 18'7 x 16'8 open plan living space with vaulted ceiling and a luxury fitted kitchen, utility, pantry/study area, cloakroom, 3 bedrooms & 3 bathrooms, externally the property has a large front garden approached by a five bar gate & extensive parking & rear garden has been landscaped to lawn

The property have the benefit of newly installed electrics and heating system & over insulated to the walls & loft space,

An early internal viewing is strongly recommend to fully appreciate this delightful home

Guide Price £595,000 to £615,000

ACCOMMODATION

RECEPTION HALL

Stairs to first floor with under stair cupboard, spot lighting, radiator, power points, laminate flooring,

CLOAKROOM

New white suite comprising low level wc, vanity wash hand basin with cupboards below, spot lighting, tiled floor, radiator, extractor fan,

SITTING ROOM 11'1 x 11'7 (3.38m x 3.53m)

UPVC double glazed window to front, feature fireplace with tiled hearth and brick inset, radiator, power & TV points,

OPEN PLAN LIVING SPACE 18'7 x 16'8 (5.66m x 5.08m)

A stunning and contemporary room with Bi-Folding double glazed doors to the rear garden, further window to rear, vaulted ceiling with exposed beams & Skylights, quality fitted kitchen having both eye level & base units with central island, solid wood block worktops incorporating, ceramic hob, oven, fitted fridge/freezer, inset butler style sink, pan drawers, column radiator, power points, laminate flooring,

UTILITY ROOM 8'9 x 6'3 (2.67m x 1.91m)

Fitted units & worktops, sink unit, plumbing for washing machine, power points, spot lighting, central heating system & economy saving electric boiler, laminate flooring, open way to

PANTY/STUDY AREA 5'7 x 4'7 (1.70m x 1.40m)

Laminate flooring, power points & spot lighting,

BEDROOM 3 (ground floor) 16'1 x 9' (4.90m x 2.74m)

Double aspect room with UPVC double glazed windows to both front & rear elevations, wall lights, part vaulted ceiling, power points, radiator,

EN-SUITE SHOWER ROOM (ground floor)

New white suite comprising, shower cubicle, wash basin & low level wc, tiled floor, spot lighting, extractor fan, splash back wall tiling,

FIRST FLOOR LANDING,

UPVC double glazed window to side, access to loft space,

BEDROOM 1 13' x 9'7 (3.96m x 2.92m)

UPVC double glazed window to front, feature fireplace with brick insert & tiled hearth, radiator, power points,

EN-SUITE SHOWER ROOM

Borrowed light windows to hallway, new white suite comprising large shower cubicle, vanity unit with marble top incorporating inset sink unit, low level wc, tiled & panelled walls, spot lighting, extractor fan, heated towel rail,

BEDROOM 2 11'2 x 9'6 (3.40m x 2.90m)

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

BATHROOM

Sky light window to rear, new white suite comprising low level wc, with cupboards below, panelled path having shower unit over, contemporary tiled floor & splash back wall tiling, spot lighting, extractor fan, heated towel rail,

OUTSIDE

FRONT GARDEN & PARKING

Approached bar a five bar gate & post & rail fencing, large lawn area, shrub beds, sweeping drive providing extensive parking and access to side lending to further parking and potential Cart lodge space,

REAR GARDEN 50' x 45' (15.24m x 13.72m)

Patio area leading to lawn & shrub beds, lighting & tap,