



DAVID ABBOTT

Estate Agents



DRAFT COPY:

I confirm that i have checked all these particulars and they are correct in all respects.

Name:

Signature: Date:

Church Road Ramsden Bellhouse, Billericay, CM11 1RH

Asking price £1,150,000



DAVID ABBOTT ESTATE AGENTS - Are offering this STUNNING home set in a semi -rural location with uninterrupted VIEWS across surrounding countryside. The home is located in the VERY popular village of RAMSDEN BELLHOUSE which carries on that countryside theme but has the added advantage of being within easy reach of BILLERICAY town centre and train station with direct links to London Liverpool Street Station. The home has ample accommodation and would suit that growing family or potentially a family looking to share living space. The property has a gated entrance and ample parking which leads through to a good sized garden with a RIVER flowing alongside. In the region of a third of an acre. Energy D 66.



Rooms

Vestibule-Entrance Hall- Cloakroom-Study-
Kitchen/Breakfast Room-Dining Room-Lounge-
Conservatory

Five Bedrooms Two With En-Suites, Family
Bathroom

Games Room/Attic Room

About The Property

The home has the advantage of being located
in a semi-rural location but also has the added
advantage of having superb commuter links
with easy access to a Train Station and road

links. What could be better than getting home
after a long day and enjoying the the views
across the countryside something we all dream
off. The current owners have made the most of
location with ideal walks with the dog or for the
more energetic runs in the countryside. The
village has all you would expect from a village
with a local shop, church, public house and
village hall. For those that want a little more
BILLERICAY is only a few miles away with an
array of shops, bars, restaurants, coffee shops,
boutiques and recreational facilities.

Ground Floor

Vestibule

Entrance Hall

Cloakroom

Study 10'8 x 9'5

Dining Area 15'9 x 12'6

Kitchen/Breakfast Room 22'8 x 11'5

Lounge 24'5 x 17'2

Conservatory 15'4 x 13'4

Conservatory

First Floor

Landing

Bedroom One 16'4 x 13'5

En-suite Shower Room 10'8 x 10'0

Bedroom Two 16'8 x 13'4

En-suite Shower Room

Bedroom Three 17'6 x 10'9

Bedroom Four 16'9 x 10'6

Bedroom Five 13'4 x 10'5

Bedroom Five

Family Bathroom

Second Floor

Games Room/Attic Room 20'3 x 13'0

Front Of Property

Gated Entrance

Ample Parking

Garage

Integrated Double Garage

Rear Garden

Large Mature well kept rear garden.

Area

Billericay Station 4.6 Miles

Wickford Station 2 miles

A127 1.6 Miles




4 The Parade, Pitsea, Basildon, Essex, SS13 3BA

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Brook House, Church Road, Ramsden Bellhouse

Energy Efficiency Rating		Current	Potential	
Very energy efficient - lower running costs				
(92-100)	A	66	78	
(81-91)	B			
(69-80)	C			
(55-68)	D			
(39-54)	E			
(21-38)	F			
(1-20)	G			
Not energy efficient - higher running costs				
England & Wales		EU Directive 2002/91/EC		

Environmental Impact (CO ₂) Rating		Current	Potential	
Very environmentally friendly - lower CO ₂ emissions				
(92-100)	A	60	74	
(81-91)	B			
(69-80)	C			
(55-68)	D			
(39-54)	E			
(21-38)	F			
(1-20)	G			
Not environmentally friendly - higher CO ₂ emissions				
England & Wales		EU Directive 2002/91/EC		