



## School Road , Downham, CM11 1QP Asking Price £900,000

This detached three-bedroom property is offered for sale in the sought-after village of Downham, on the outskirts of Billericay. Providing flexible accommodation over the ground floor, it features two reception rooms, including a second reception room/study that is ideal for home working or a playroom. A conservatory extends the living space and offers views over the garden, while a separate utility room supports the main kitchen area, helping to keep household tasks neatly organised.

The layout also includes two bathrooms, one of which is a ground floor WC with shower, offering additional convenience for families and visiting guests. The combination of reception space, bedrooms and ancillary rooms makes this home well suited to families seeking a practical and comfortable base in a village setting.

The first floor consists of the 3 bedrooms and family 4 piece bathroom.

Outside, the property benefits from off-street parking and a garage. The rear garden is unoverlooked with rear access into the garage. The garden features lawn and patio areas with tree-lined and shrubbed borders ensuring privacy.

Downham benefits from a semi-rural feel while still offering access to nearby Billericay and Wickford

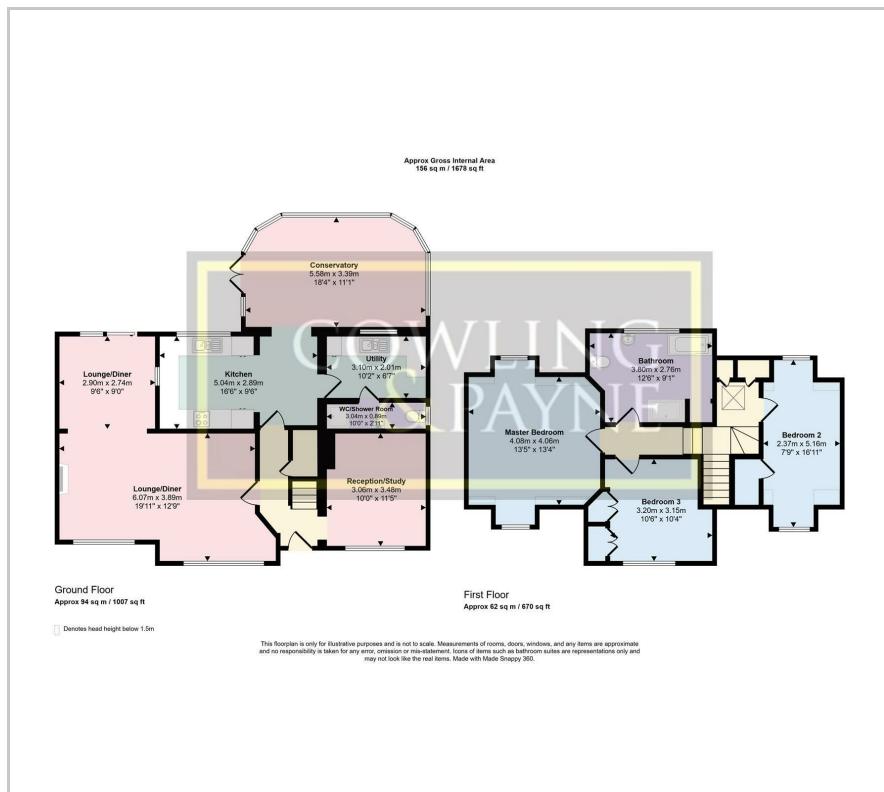
- THREE BEDROOM DETACHED HOUSE
- SITUATED IN THE SOUGHT AFTER VILLAGE OF DOWNHAM
- SPACIOUS ACCOMODATION
- CONSERVATORY
- OFF STREET PARKING
- GARAGE
- UN OVERLOOKED REAR GARDEN
- UTILITY ROOM
- COUNCIL TAX BAND - F - CHELMSFORD
- EPC - D

### Viewing

Please contact our Sales Office on 01268 730707 if you wish to arrange a viewing appointment for this property or require further information.



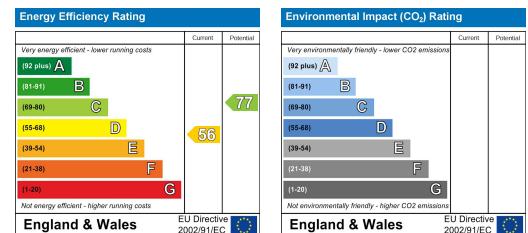
## Floor Plan



## Area Map



## Energy Efficiency Graph



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