

CURTIS O'BOYLE

Sales & Lettings

Mountnessing Road, Billericay

CM12 0EL



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£550,000

This is a fantastic opportunity to acquire a classic chalet-style home, built in the 1960s, set well back from the road and benefiting from an impressive rear garden of approximately 80 feet, along with extended and versatile accommodation. The property offers generous living space complemented by a substantial garden, making it ideal for families or those seeking flexible ground-floor living.

ENTRANCE HALL Obscure glazed timber entrance door, coved to smooth ceiling, two radiators, opens up where stairs lead to first floor providing room for a desk, double glazed window to side aspect, built in cupboard.

BEDROOM ONE 12' 1" x 10' 10" (3.68m x 3.3m) Double glazed window to front aspect, textured and coved ceiling, radiator, fitted wardrobes with mirrored sliding doors.

BEDROOM TWO 10' 5" x 8' 1" (3.18m x 2.46m) Double glazed window to front and side aspects, textured and coved ceiling, radiator.

SHOWER ROOM 6' 4" x 5' 10" (1.93m x 1.78m) Obscure double glazed window to side aspect, textured ceiling, heated towel rail, vanity wash hand basin and close coupled WC with fitted cupboards, tiled corner shower cubicle, tiled walls and floor, extractor fan.

KITCHEN 11' 11" x 10' 11" (3.63m x 3.33m) Obscure double glazed window to side aspect, textured and coved ceiling, fitted base and wall units, stainless steel sink unit with mixer tap inset into worktops, electric cooker, space for washing machine, tiled splashbacks, cupboard housing gas boiler, open plan to dining area.

DINING AREA 10' 8" x 6' 6" (3.25m x 1.98m) Double glazed windows to rear and side aspects, obscure double glazed door to rear garden, textured and coved ceiling, radiator.

SITTING ROOM 25' 3" x 10' 11" (7.7m x 3.33m) Double glazed French doors to rear garden, radiator, feature fireplace.

FIRST FLOOR LANDING Coved to smooth ceiling, built in cupboard.

SHOWER ROOM 5' 11" x 5' 5" (1.8m x 1.65m) Obscure double glazed window to side aspect, textured and coved ceiling, heated towel rail, pedestal wash hand basin, close coupled WC, tiled shower cubicle, tiled walls.

BEDROOM THREE 11' 2" x 10' 4" (3.4m x 3.15m) Double glazed window to front aspect, textured ceiling, radiator, built in wardrobe, built in cupboard, eaves access.

BEDROOM FOUR 9' 9" x 8' 1" (2.97m x 2.46m) Double glazed window to rear aspect, textured ceiling, radiator, built in wardrobe.

REAR GARDEN 80' (24m) approx. in length. Paved patio area, mostly laid to lawn, various shrubs and small trees, panelled fencing, gated side access.

GARAGE 16' 10" x 8' 3" (5.13m x 2.51m) Up and over door, double glazed door to side, double glazed window to rear aspect.

FRONT Driveway with turning area to front.



To view this property call Curtis O' Boyle Estate Agents on **01621 855558**

Ground Floor



APPROX INTERNAL FLOOR AREA
120 SQ M (1290 SQ FT)
OUTBUILDING 13 SQ M (14 SQ FT)
This floorplan is for illustrative
purposes only and is **NOT TO SCALE**
All measurements are approximate

First Floor



Score	Energy rating	Current	Potential
92+	A		
81-91	B		82 B
69-80	C		
55-68	D	67 D	
39-54	E		
21-38	F		
1-20	G		

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IMPORTANT: we would like to inform prospective purchasers that these sales particulars have been prepared as a general guide only. A detailed survey has not been carried out, nor the services, appliances and fittings tested. Room sizes should not be relied upon for furnishing purposes and are approximate. If floor plans are included, they are for guidance only and illustration purposes only and may not be to scale. If there are any important matters likely to affect your decision to buy, please contact us before viewing the property.

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