







4 Woodside Cottages Norsey Road, Billericay CM11 1DD

£650,000

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## 4 Woodside Cottages Norsey Road Billericay CM11 1DD

Located within one of Billericay's most sought after roads is this four bedroom end-terrace redbrick period cottage. The original property has been significantly extended and offers deceptively spacious living accommodation set over three floors. To the rear of the garden is a self-contained one bedroom annexe offering further ancillary accommodation, or the benefit of an investment with potential to rent the property.

To the ground floor is the hallway, cosy lounge, cloakroom and a utility room. the semi-open plan kitchen comes with a range of integrated appliances and granite worktops, which opens into the spacious living/dining room with bi-folding doors opening onto the garden patio. Up on the first floor are three bedrooms; two singles and an exceptionally large double bedroom with an en-suite shower room. There is a further family bathroom on this floor. To the second floor is the large master bedroom with built-in wall to wall wardrobes and a large en-suite bath/shower room.

To the front is a private driveway offering parking for several cars. Side access leads round to the good-size garden with a large paved patio and lawn. Separated off at the bottom of the garden is the detached self-contained one bedroom annexe. The property is located just over a mile from Billericay train station and High Street.







**ENTRANCE HALL**  
12 x 6'6 max (3.66m x 1.98m max)

**GROUND FLOOR  
CLOAKROOM**  
6 x 2'10 (1.83m x 0.86m)

**LOUNGE**  
12 x 9'10 (3.66m x 3.00m)

**DINING/LIVING ROOM**  
19'9 x 10'8 (6.02m x 3.25m)

**KITCHEN**  
11'10 x 8'6 (3.61m x 2.59m)

**UTILITY ROOM**  
6'8 x 5'2 (2.03m x 1.57m)

**BEDROOM ONE (SECOND  
FLOOR)**  
16'3 x 12 (4.95m x 3.66m)

**EN-SUITE BATH/SOWER  
ROOM**  
17 max x 11'6 max (5.18m max x 3.51m  
max)

**BEDROOM TWO**  
19'2 x 11'2 max (5.84m x 3.40m max)

**EN-SUITE SHOWER ROOM**  
8 x 6 (2.44m x 1.83m)

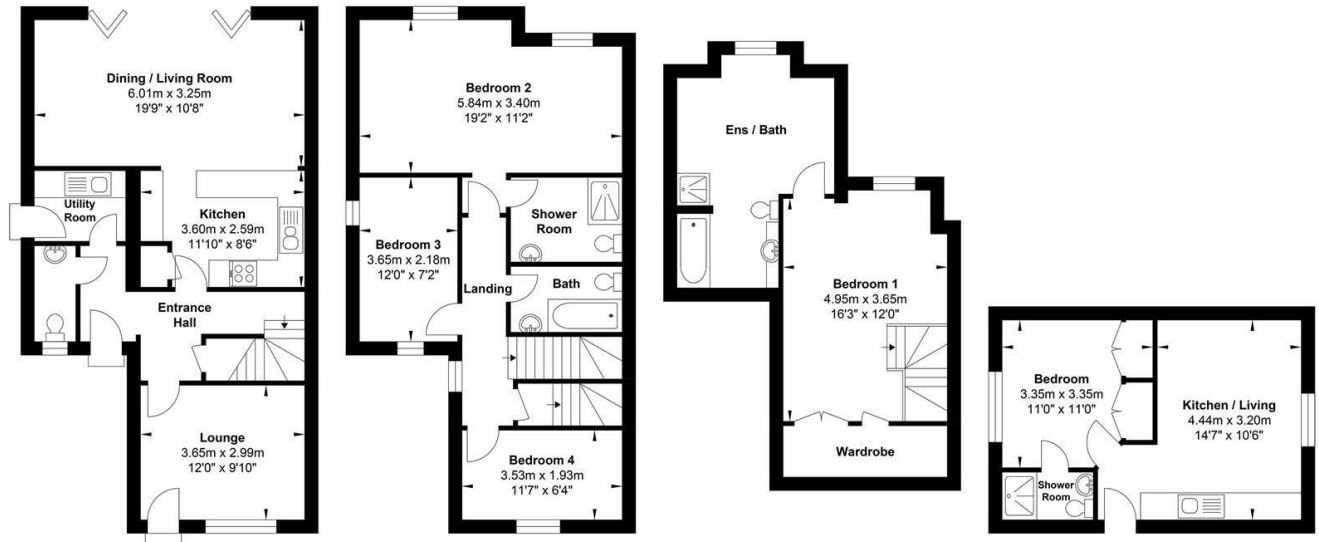
**BEDROOM THREE**  
12 x 7'2 (3.66m x 2.18m )

**BEDROOM FOUR**  
11'7 x 6'4 (3.53m x 1.93m)

**FAMILY BATHROOM**  
8'2 x 5 (2.49m x 1.52m)

**SELF-CONTAINED ONE  
BEDROOM ANNEXE**  
21'6 x 14'7 (6.55m x 4.45m)





**Ground Floor**

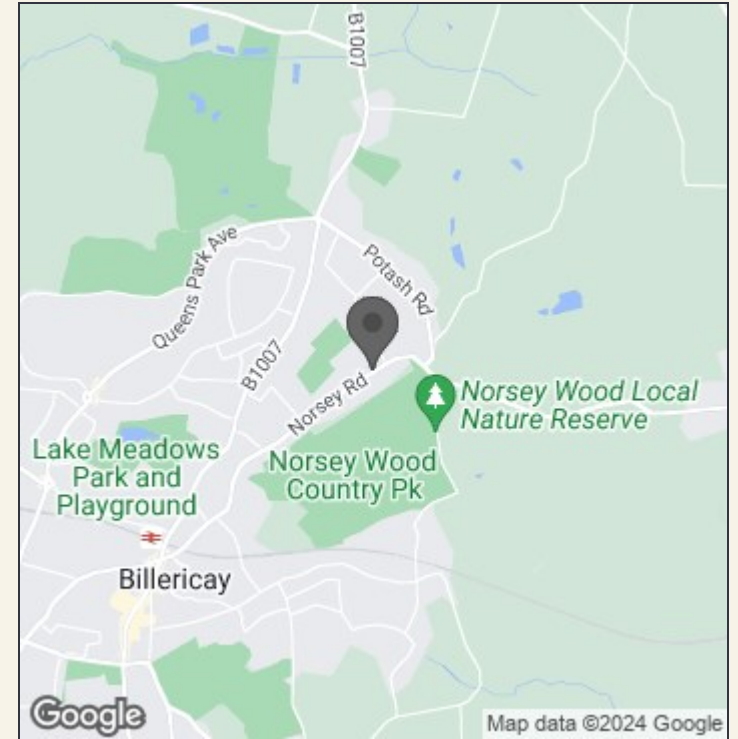
**First Floor**

**Second Floor**

**Annexe**

**Gross Internal Floor Area : 178.91 m2 ... 1926 ft2**

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) <b>A</b>			<b>86</b>
(81-91) <b>B</b>		<b>75</b>	
(69-80) <b>C</b>			
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not energy efficient - higher running costs			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	



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