

69 Greens Farm Lane, Billericay CM11 2HT  
Offers In Excess Of £650,000





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A refurbished four bedroom detached family house located in the Sunnymede area of Billericay, being offered with benefit of having no onward chain. This spacious property was originally constructed in 2004 and was the show house for the gated 'Courtyard' development. Over the past year the current owners have opened up the kitchen/dining room and fitted in stylish new white units with quartz worktops and integrated appliances.

You enter the property into a welcoming hallway with stairs rising to the first floor. There is a ground floor cloakroom, which has been recently fitted with a new suite along with the family bathroom and ensuite shower room. To the front is a spacious study/snug with stylish white plantation shutters, which are included through the property. To the opposite side of the hall, double doors open into the good size lounge with a feature fireplace and double doors opening onto the garden patio. To the rear is the recently fitted open-plan kitchen/dining room, which includes twin 5 ring gas hobs, twin ovens and a peninsula breakfast bar.

Up on the first floor is an impressive galleried landing with access to the loft area and a linen cupboard. The main bedroom offers ample space, with a range of wall to wall wardrobes, and has the benefit of a recently fitted en-suite shower room. The second bedroom is also very spacious and is located to the rear of the house; currently used as a large dressing room. There are two further bedrooms, both large enough to accommodate double beds if needed, with built-in wardrobes. There is a modern and spacious family bathroom which includes a bath and a separate shower room.

To the front are mature hedges and steps up to the entrance. Side access leads to the compact rear garden which is part walled and contains a paved patio and lawn. A personal door from the garden takes you into the garage with power connected. There is a driveway for a further car in front of the garage, accessed from the gated entrance.







**ENTRANCE HALL**

**LOUNGE WITH FEATURE  
FIREPLACE**  
21 x 10'9 (6.40m x 3.28m)

**STUDY/SNUG**  
10'2 x 8'7 (3.10m x 2.62m )

**KITCHEN/BREAKFAST ROOM**  
21'6 x 12'9 max (6.55m x 3.89m max)

**GROUND FLOOR CLOAKROOM**  
5'5 x 3 (1.65m x 0.91m)

**GALLERIED LANDING**

**BEDROOM ONE WITH FITTED  
WARDROBES**  
14'3 x 10'10 (4.34m x 3.30m )

**EN-SUITE SHOWER ROOM**  
7 x 5 (2.13m x 1.52m)

**BEDROOM TWO (UTILIZED AS  
DRESSING ROOM)**  
12'9 x 10'7 (3.89m x 3.23m )

**BEDROOM THREE WITH FITTED  
WARDROBES**  
10'4 x 7'10 (3.15m x 2.39m )

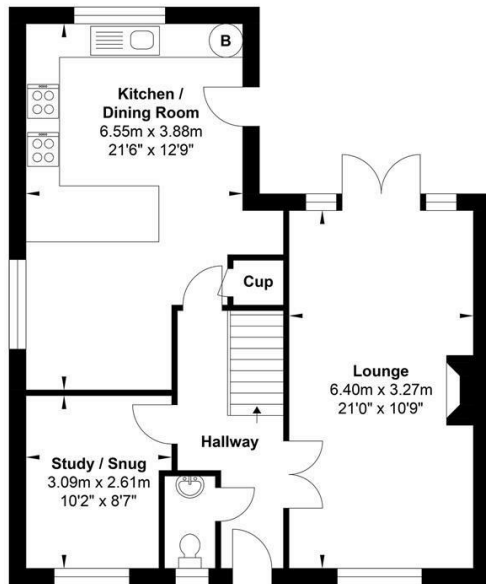
**BEDROOM FOUR**  
10 x 7'10 (3.05m x 2.39m)

**FAMILY BATH/SHOWER ROOM**  
10'10 max x 6 (3.30m max x 1.83m)

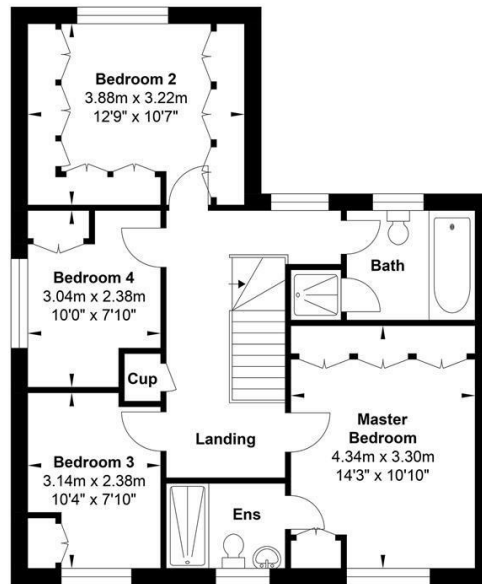
**DETACHED GARAGE**







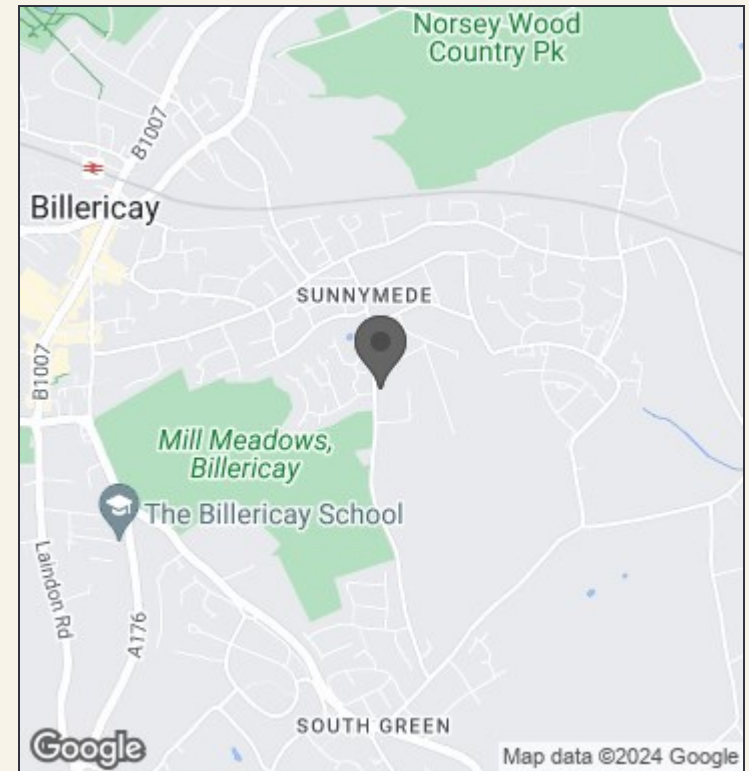
**Ground Floor**



**First Floor**

**Gross Internal Floor Area : 126.94 m2 ... 1366 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>		
(81-91) <b>B</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		
	72	83
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	



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