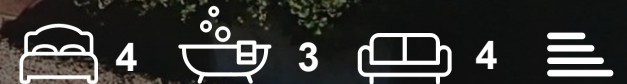




68 Mountnessing Road, Billericay CM12 9EZ

£925,000





# 68 Mountnessing Road Billericay CM12 9EZ £925,000

Set within a substantial established plot in rarely available location within easy reach of both Billericay High Street and Station, a most attractive character residence which retains many of its original features.

The property is nicely set back from the road and approached over a gravelled in-out driveway with steps rising to the front entrance porch. This in turn, opens to a lovely entrance hallway with staircase to galleried landing, tall 9' ceilings and panelled doors leading to an impressive reception room at the front of the house with wide casement window and feature brickwork fireplace. From the hallway there is access to the second reception room, currently used as a games room for family parties and entertaining. A cosy sitting room is adjacent and an archway leads to the inner hallway leading to the separate dining room, ground floor cloakroom and also to the spacious kitchen/breakfast room extending to some 23' in width, giving access to the garden and also with door to separate utility room.

Up on the first floor, there are four good size bedrooms, the principal at the rear with en-suite shower and a large walk-in wardrobe cupboard incorporating extensive hanging space. The second bedroom also benefits from an en-suite shower, plus having access to a large void (18' x 13') within the roof space above the games room and development potential, subject to all the usual consents. There are two further bedrooms, one incorporating a sauna and main family bathroom.

Outside, the driveway in front of the house is capable of parking several cars in addition to the single attached garage with inspection pit and access via pedestrian door to rear.

Undoubtably, the principal feature of this property is the delightful and well-established rear garden extending to 77 feet in length by 60 feet wide. Beautifully maintained and flanked on both sides with a lovely variety of mature trees, ornamental shrubs, sunken fish pond, and herbaceous borders.







**ENTRANCE HALL**  
15'0 x 11'0 (4.57m x 3.35m)

**LOUNGE**  
17'10 x 15'10 (5.44m x 4.83m)

**SITTING ROOM**  
12'5 x 9'10 (3.78m x 3.00m)

**GAMES ROOM**  
18'0 x 16'0 (5.49m x 4.88m)

**DINING ROOM**  
10'0 x 9'4 (3.05m x 2.84m)

**KITCHEN/BREAKFAST ROOM**  
23'9 x 9'5 (7.24m x 2.87m)

**UTILITY ROOM**  
6'6 x 5'4 (1.98m x 1.63m)

**GROUND FLOOR CLOAKROOM**

**PRINCIPAL BEDROOM**  
12'0 x 11'5 (3.66m x 3.48m)

**EN-SUITE SHOWER**

**BEDROOM TWO**  
13'7 x 12'6 (4.14m x 3.81m)

**EN-SUITE SHOWER**

**BEDROOM THREE**  
10'0 x 8'10 (3.05m x 2.69m)

**BEDROOM FOUR**  
9'0 x 8'4 (2.74m x 2.54m)

**FAMILY BATHROOM**

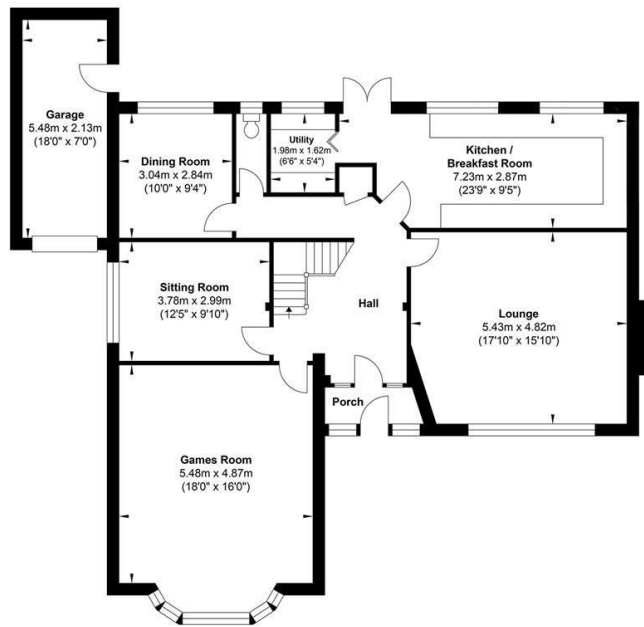
**ATTACHED GARAGE**  
18'0 x 7'0 (5.49m x 2.13m)

**IN-OUT DRIVEWAY**

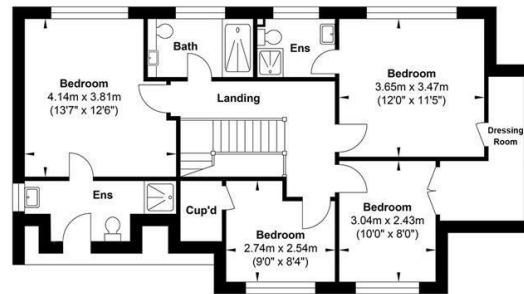
**SECLUDED REAR GARDEN**  
77' x 60' (23.47m x 18.29m)







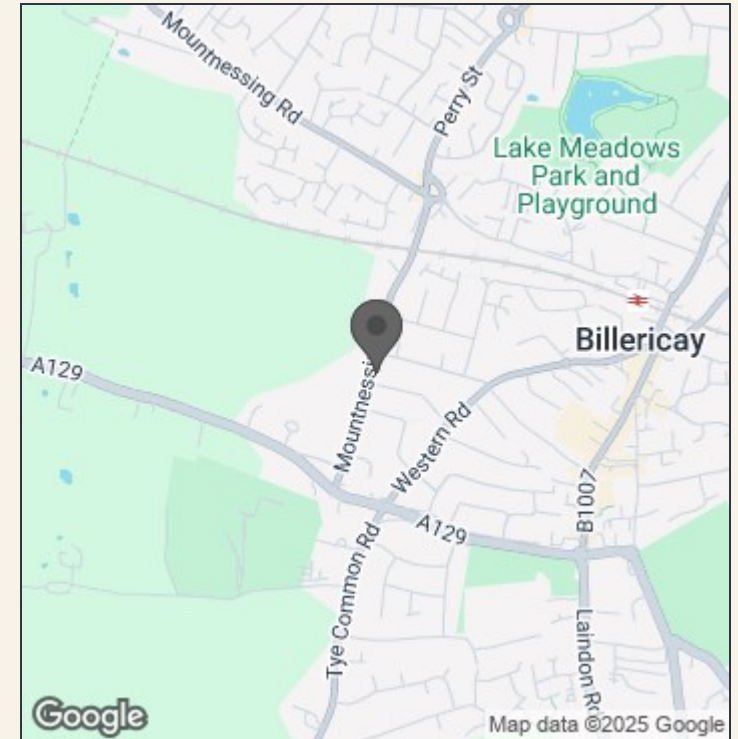
**Ground Floor**




**First Floor**

Gross Internal Floor Area : 204.26 m2 ... 2199 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		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC 	



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