



The Crossway | | Billericay | CM11 1EZ

Price Guide £650,000

**bear**  
*Estate Agents*

PRICE GUIDE \*\*£650,000 - £700,000\*\*

( THE BUYER HAS NOW FOUND A PROPERTY AND SENSIBLE OFFERS WILL BE CONSIDERED! )

Welcome to The Crossway, Billericay - a charming location that offers the perfect blend of tranquillity and convenience. This stunning detached bungalow boasts two double bedrooms, a main family bathroom and the heart of the main bungalow lies in the beautiful open plan kitchen living space.

The property is finished to an impeccable standard throughout, ensuring a comfortable and stylish living experience. What sets this home apart is the detached annex in the rear garden, offering the unique opportunity for multi-generational living or a private workspace away from the main house boasting a spacious living area with a log burner, separate kitchen and bedroom with newly fitted ensuite.

Situated just a leisurely 20-minute walk through the woods to Billericay Train Station, commuting to London Liverpool Street couldn't be easier, making this an ideal location for city professionals seeking a peaceful retreat after a busy day.

For nature lovers, the property's garden is a true gem, backing onto woodlands that provide a serene and picturesque backdrop. With no overlooking neighbours, you can enjoy your own private oasis in the heart of nature.

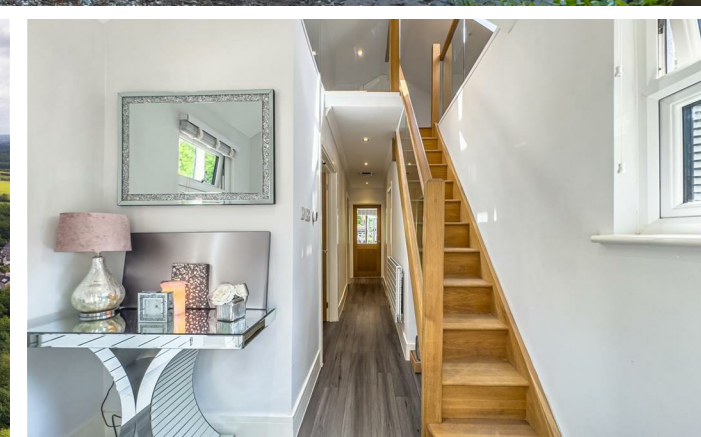
Furthermore, the property offers huge potential for expansion into the loft, subject to planning permission, allowing you to tailor the space to suit your needs and add even more value to this already impressive home.

Don't miss out on the opportunity to own this exceptional property in a sought-after location. Contact us today to arrange a viewing and start envisioning the endless possibilities that this home has to offer.

- Stunning Detached Bungalow
- Fully Functioning Annex With Kitchen, Living Room And Bedroom With En-Suite
- Large Rear Garden
- Open Plan Kitchen/Living Area
- Off Street Parking
- Great Rental Potential On The Annex
- Un-Overlooked South Backing Rear Garden In Excess Of 100 Ft
- Situated Down A Private Road Adjacent To Norsey Woods
- Modern Bathroom
- Idyllic Location, Close To Billericay Station And High Street For An Array Of Shops And Eateries

### Frontage

Property is approached by an independent driveway with parking for approximately six large vehicles, fence surrounds, access to both sides and access into the annex.





### Entrance Hall

Property is entered by a composite front door, smooth ceilings with inset centre ceiling spotlights, double glazed windows facing the side aspect, wall mounted radiator.

### Bedroom One

13'1" x 10'0" (3.99 x 3.06)

Wood effect floors throughout, smooth ceilings with coving to ceiling edge, inset centre ceiling spotlights, space for storage, wall mounted radiator, double glazed bay window facing the front aspect, double glazed window facing the side aspect.

### Bedroom Two

15'10" x 9'6" (4.83 x 2.92)

Smooth ceilings with coving to ceiling edge, pendant ceiling light, double glazed bay window facing the front aspect, double glazed window facing the side aspect, power points radiator and space for storage.

### Main Bathroom

15'8" x 10'0" (4.80 x 3.06)

Comprises of a four piece suite, including a walk in shower with rainfall shower head, WC, double vanity sink unit, free standing bath, tiled floors, tiled surrounds, obscure glass, smooth ceilings with inset spotlights and a chrome heated towel rail.



### Open plan Kitchen/Diner

19'1" x 24'8" (5.83 x 7.54)

Smooth ceilings with inset centre ceiling spotlights, wall mounted radiators, log burner, double glazed windows facing the side and rear aspect, double glazed bi-folding doors leading onto the rear garden and space for storage.



The Kitchen comprises of a range of eye and base level units with quartz rolltop work surfaces, breakfast bar, five ring induction hob, stainless steel sink with mixer tap, integrated fridge, integrated freezer, integrated dishwasher, integrated bins, integrated double oven and integrated microwave.

### Utility Room

9'6" x 4'7" (2.9 x 1.4 )

Wood effect flooring throughout, integrated washing machine, space for tumble dryer, potential to make into the third bedroom, obscure double glazed door leading onto the side aspect, granite worktop surfaces and built in sink with mixer tap.





### South-Backing Rear Garden

103'4 (31.50m)

Commences and immediate patio area with space for seating, steps down into the remainder of the garden, multiple sheds with electricity. fenced surrounds with conifers and south facing.

### Annex At Alma, The Crossway

Approached by a pathed driveway, access via the side to the secret garden on the rear.

### Annexe living space

19'4" x 11'3" (5.90 x 3.45)

Entered by a upvc front door, wood floors throughout, smooth ceilings, wall mounted radiator, brick fireplace with large log burner, double glazed window facing the front aspect, power points, space for storage, an open archway into the kitchen and a door into a bedroom. The Annex has the potential to be rented out and includes a secret garden to the rear.

### Annexe Kitchen

7'9" x 9'3" (2.37 x 2.82)

Wood effect floors throughout, smooth ceilings with pendant ceiling light, loft access, double glazed window facing the front aspect, power points and comprises of a range of eye and base level units with rolltop work surfaces, stainless steel sink with mixer tap, double oven, four ring induction hob, extractor fan and space for a fridge/freezer.

### Annex Bedroom

15'7" x 9'0" (4.75 x 2.75)

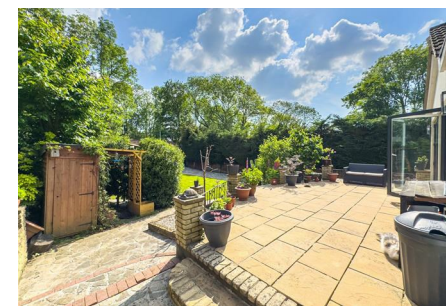
Wood floors throughout, smooth ceilings with pendant ceiling light, space for storage, double glazed window facing the rear aspect, double glazed window to the front aspect, power points and a radiator.

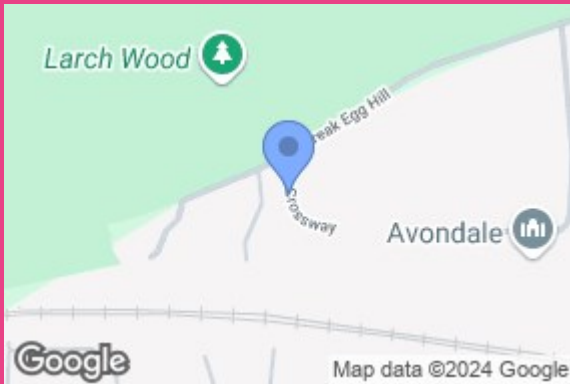
### En-suite

13'1" x 5'10" (4 x 1.8 )

Tiled floors with underfloor heating, double glazed window facing the side aspect, smooth ceilings with inset centre ceiling spotlights, bespoke paneling, comprises of a three piece suite including a WC, enclosed shower, sink and extractor fan.

### EPC ORDERED





GROUND FLOOR  
1381 sq.ft. (128.3 sq.m.) approx.



TOTAL FLOOR AREA: 1381 sq.ft. (128.3 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan 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.  
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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		91
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E	48	
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

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