



**PRESTIGE & VILLAGE**

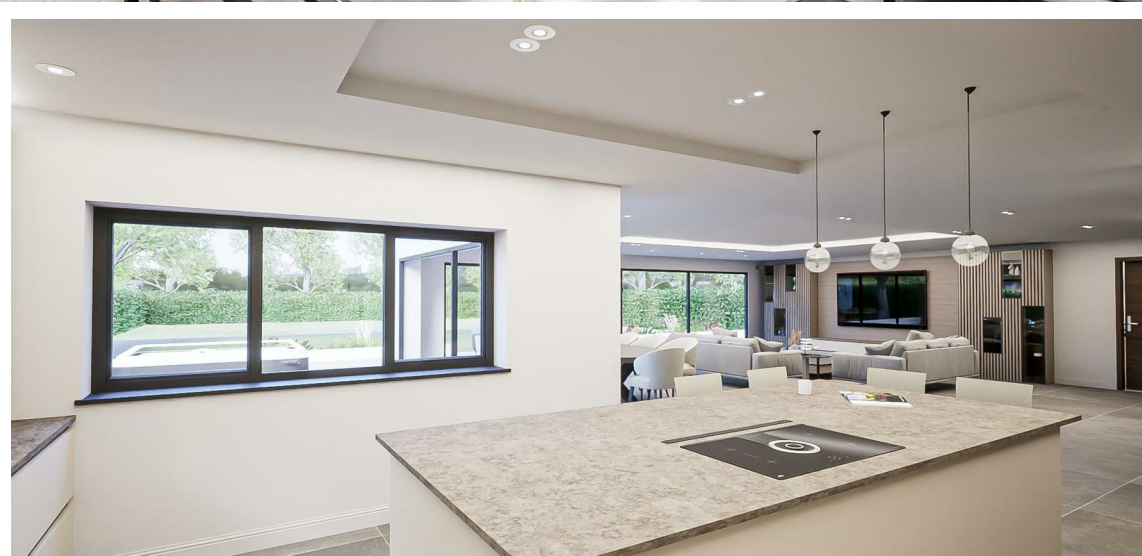
UK's finest properties

**BURSTEAD HOUSE, BROOMHILLS CHASE, BILLERICAY, CM12 9TG**

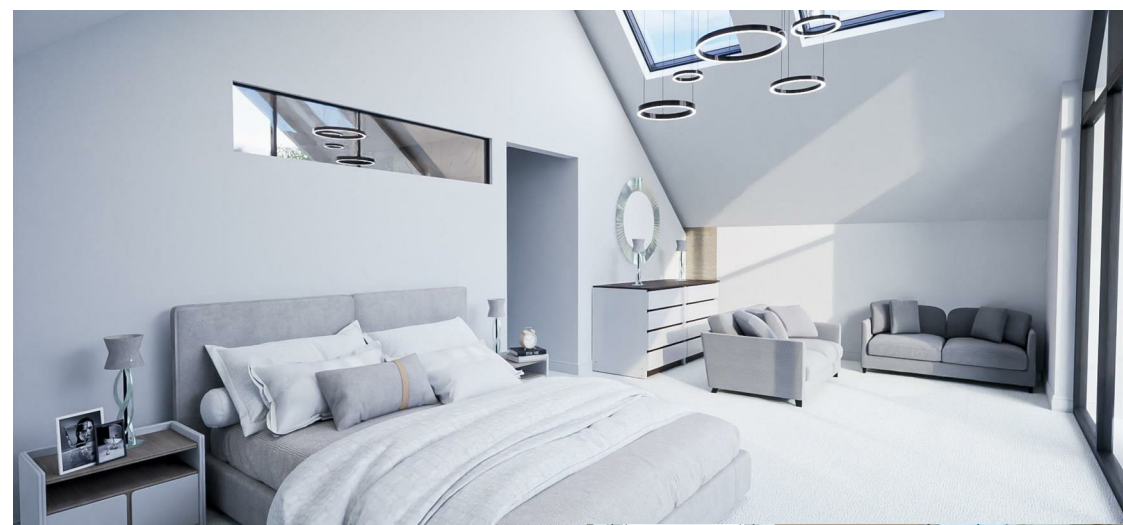


Welcome to Broomhills Chase, situated in private cul-de-sac, located in the picturesque village of Little Burstead, Billericay. This impressive house boasts 3/4 reception rooms, providing ample space for entertaining guests or simply relaxing with your family. With 5 spacious bedrooms and 5 modern bathrooms, there is plenty of room for everyone to enjoy their own private space. Situated in a peaceful neighbourhood, this house offers the perfect blend of tranquillity and convenience. The charming village of Little Burstead provides a quaint backdrop for this beautiful property, while still being within easy reach of local amenities and transport links. Whether you're looking for a family home with room to grow, or a spacious property to entertain friends and loved ones, this house has it all. Don't miss out on the opportunity to make this house your home - book a viewing today and experience the charm and elegance of Broomhills Chase for yourself.





- Brand New Bespoke Designer Family Home Situated in A Private Road & Built to Exceptional Quality Standards
- Seal Unit Double Glazing & Underfloor Heating Throughout
- Luxury Designer Fitted Kitchen with Built-in Appliances Including Multiple Ovens and Two Dishwashers
- Downstairs Cloakroom and Separate Laundry/Storage Room
- Five Large Double Bedrooms Spacious Landing and Gallery Area
- Five Luxury En-Suite Bath/Shower Rooms
- Three to Four Spacious Reception Rooms
- Large Integral Garage/Control Room
- Video Surveillance Network and Light Control System
- Easy Drive to All Transport Links By Rail, Air and Road





ELECTRIC SLIDING WOODEN CLAD GATE TO DRIVEWAY  
Parking for Eight to Ten Vehicles

GRAND RECEPTION HALL  
21'9 x 11'6 (6.63m x 3.51m)

DOWNSTAIRS CLOAKROOM  
9'5 x 4'8 (2.87m x 1.42m)

DRAWING/FAMILY ROOM  
22'8 x 15'1 (6.91m x 4.60m)

LIVING/DINING ROOM  
30'8 x 29'2 (9.35m x 8.89m)

LUXURY FULLY FITTED KITCHEN  
22'8 x 15'2 (6.91m x 4.62m)

UTILITY ROOM  
13'5 x 6'10 (4.09m x 2.08m)

LAUNDRY/QUIET ROOM  
9'1 x 6'0 (2.77m x 1.83m)

STUDY/OFFICE  
10'1 x 9'1 (3.07m x 2.77m)

LARGE INTEGRAL GARAGE  
23'2 x 12'10 (7.06m x 3.91m)

GALLERIED FIRST FLOOR LANDING  
11'6 x 8'9 (3.51m x 2.67m)

BEAUTIFUL PICTUREQUE VOID ABOVE RECEPTION HALL  
13'0 x 11'6 (3.96m x 3.51m)

PRINCIPLE BEDROOM SUITE

RECEPTION CORRIDOR  
12'3 x 3'3 (3.73m x 0.99m)

EN-SUITE BATH/SOWER ROOM  
11'10 x 11'7 (3.61m x 3.53m)

EN-SUITE DRESSING ROOM  
11'10 x 8'3 (3.61m x 2.51m)

PRINCIPLE BEDROOM  
28'6 x 12'1 (8.69m x 3.68m)

PRINCIPLE BEDROOM VIEWING TERRACE  
15'11 x 6'2 (4.85m x 1.88m)

BEDROOM TWO  
15'9 x 13'6 (4.80m x 4.11m)

EN-SUITE SHOWER ROOM  
6'10 x 6'9 (2.08m x 2.06m)

BEDROOM THREE  
15'5 x 13'7 (4.70m x 4.14m)

EN-SUITE SHOWER ROOM  
7'1 x 6'9 (2.16m x 2.06m)

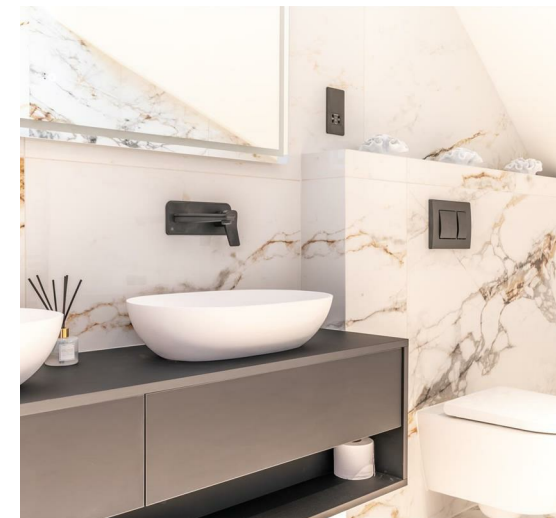
BEDROOM FOUR  
13'5 x 13'1 (4.09m x 3.99m)

EN-SUITE SHOWER ROOM  
9'5 x 5'11 (2.87m x 1.80m)

BEDROOM FIVE  
13'2 x 12'3 (4.01m x 3.73m)

EN-SUITE SHOWER ROOM  
8'2 x 6'7 (2.49m x 2.01m)

BEAUTIFUL SOUTHERLY FACING REAR GARDEN  
Large Raised Terrace Area with Steps Down to Lawned and Fully Enclosed Garden

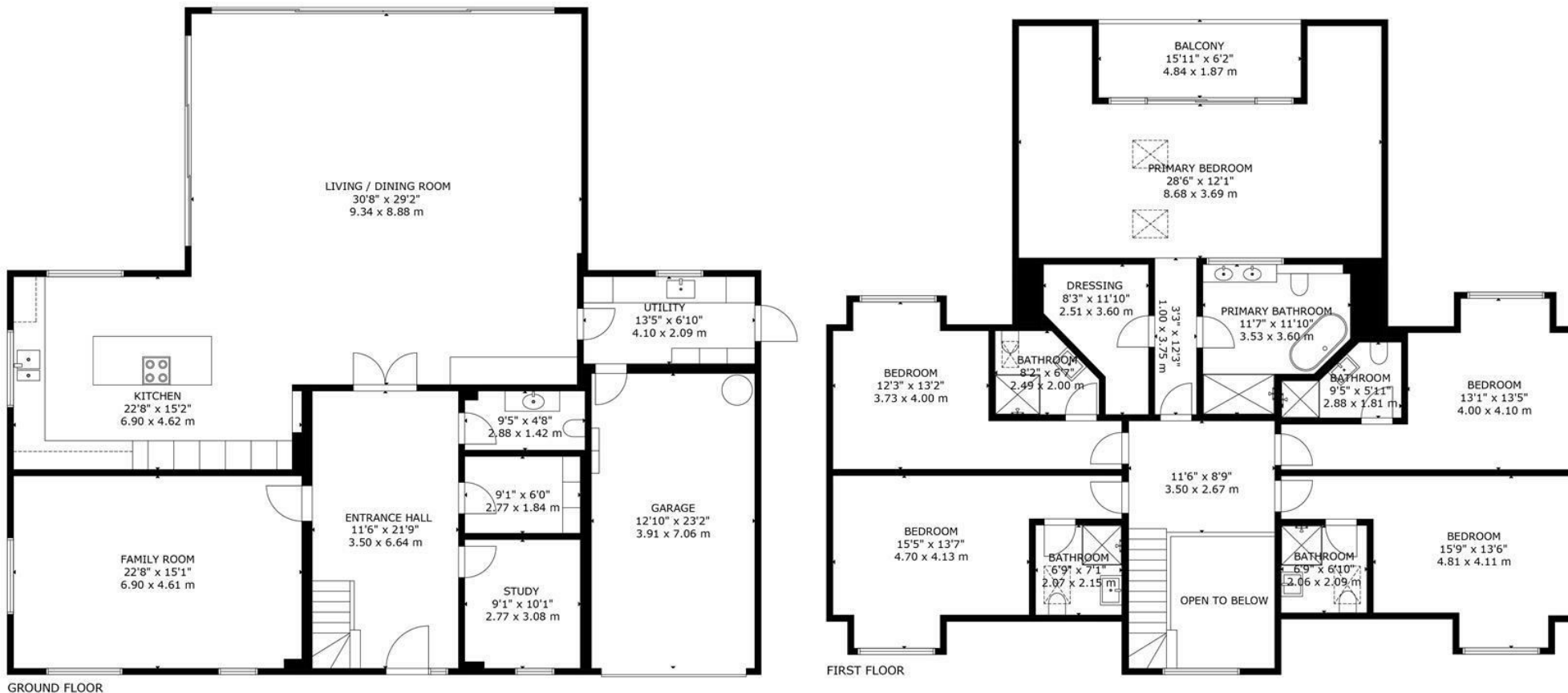




Band

Energy Efficiency Rating		Current	Potential	Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Why energy efficient - lower running costs				Why environmentally friendly - lower CO <sub>2</sub> emissions			
101-155	A	83	86	101-155	A		
81-100	B			101-155	B		
61-80	C			101-155	C		
41-60	D			101-155	D		
21-40	E			101-155	E		
1-20	F			101-155	F		
1-20	G			101-155	G		
Not energy efficient - higher running costs				Not environmentally friendly - higher CO <sub>2</sub> emissions			
England & Wales		EU Directive 2002/91/EC		England & Wales		EU Directive 2002/91/EC	

**BURSTEAD HOUSE, LITTLE BURSTEAD**  
 Total Approximate Internal Area: 372m sq . 4006 sq ft (exc Garage)



EXCLUDED AREAS: BALCONY: 9 m<sup>2</sup>/92 sq.ft, GARAGE: 28 m<sup>2</sup>/297 sq.ft  
 SIZE AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY

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