

ASHTON  WHITE  
*Leading the way home*

76 Downham Road Downham, Billericay CM11 1QB  
Offers In Excess Of £980,000





76 Downham Road  
DownhamBillericay CM11  
1QB

A spacious and versatile family home with development potential in the picturesque village of Downham

Situated in the charming semi-rural village of Downham, this impressive four double bedroom detached home offers exceptional space, versatility, and exciting scope for future development extending to over 3,000 sq. ft.

Set back from the road, the property enjoys privacy and ample parking with a large 'in-and-out' driveway for up to 4 cars. Inside, a welcoming entrance hall opens to spacious and light-filled living areas, including a 22 ft living room, a 15 ft family/snug room, a separate study, and a ground floor cloakroom.

The heart of the home is the stunning open-plan kitchen and dining area to the rear, featuring timeless shaker-style cabinetry with granite and oak worktops, a Rangemaster cooker, and twin double doors opening onto the south-facing garden, ideal for entertaining and family life. A generous utility room provides additional storage and workspace. Upstairs, there is a large landing area giving access to the four large double bedrooms, including an impressive principal suite, with an en-suite shower room. The family bathroom offers a luxurious freestanding bath and separate walk-in shower. The fully boarded loft provides a huge open space with architect plans available for conversion into a master suite with dressing area and en-suite.

Externally, the beautifully secluded 90 ft south-facing garden provides the perfect outdoor retreat. The detached garage has been converted into a treatment room with W.C., offering potential as a home studio or workspace (requiring some renovation). Solar panels currently generate an income of around £2,200 per year via the E.ON Feed-In Tariff. Plans are also available for further extensions, including a double-storey annex and rear addition, making this an outstanding long-term family home.







**ENTRANCE LOBBY & LARGE HALLWAY**

**BOOT ROOM & CLOAKROOM**

**LOUNGE**

22 x 15 max (6.71m x 4.57m max)

**FAMILY ROOM**

15'2 x 13'6 (4.62m x 4.11m )

**STUDY**

10'3 x 9'6 (3.12m x 2.90m)

**KITCHEN/DINING ROOM**

31'8 x 12'2 (9.65m x 3.71m )

**UTILITY ROOM**

15 max x 10 (4.57m max x 3.05m )

**SPACIOUS LANDING**

27'6 (8.38m )

**MAIN BEDROOM**

24'6 x 12'9 (7.47m x 3.89m )

**EN-SUITE SHOWER ROOM**

9'9 x 8 (2.97m x 2.44m )

**BEDROOM TWO**

14'4 x 12'11 (4.37m x 3.94m )

**BEDROOM THREE**

14'1 x 12'11 (4.29m x 3.94m )

**BEDROOM FOUR**

14 max x 11'2 (4.27m max x 3.40m )

**SPACIOUS FAMILY**

**BATHROOM**

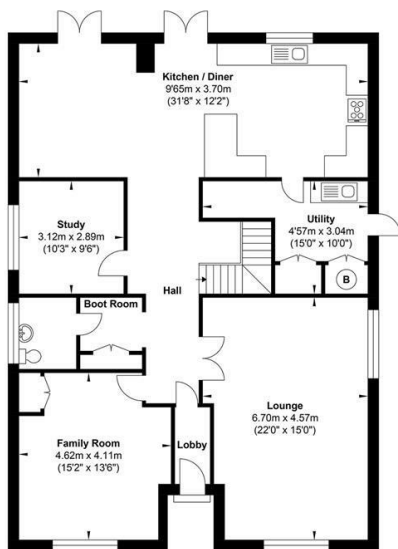
13 x 11 (3.96m x 3.35m)

**LARGE LOFT ROOM**

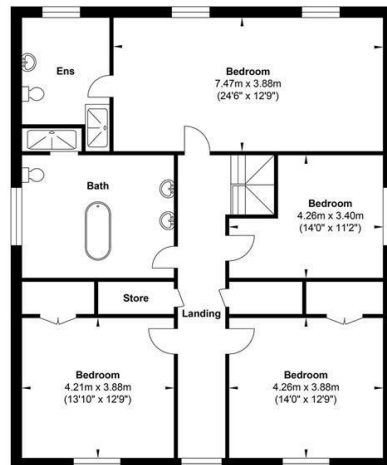
33 x 14'3 (10.06m x 4.34m )



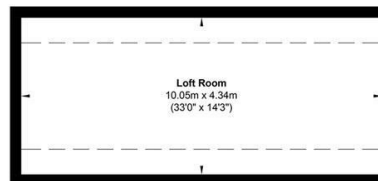




**Ground Floor**



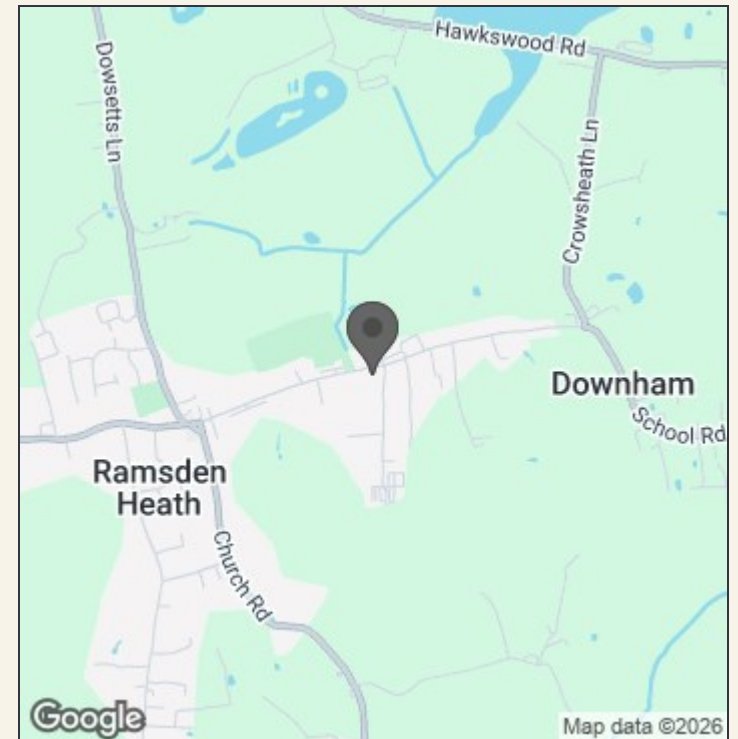
**First Floor**



**Loft Room**

**Gross Internal Floor Area : 294.61 m2 ... 3171.15 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>	<b>83</b>	<b>88</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	

**VIEWING:** Strictly by prior arrangement with Ashton White Estate Agents.

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