



Vera Road, Downham, Billericay

£825,000

- 3 BED DETACHED BUNGALOW
- FURTHER PLOT OFFERING POTENTIAL (STP)
- BARN/WORKSHOP 48' X 18'2
- FURTHER LARGE GARAGE 22'4 X 8'10
- 4 CONNECTED OFFICES
- LARGE PLOT 250' X 90'
- DOUBLE GARAGE
- STORAGE 20'8 X 9'4 + STORAGE 41' X 11'
- ANNEX WITH KITCHEN & SHOWER ROOM
- FARMLAND VIEWS TO REAR

DEVELOPMENT POTENTIAL (SUBJECT TO PLANNING) WITH LARGE GARDEN, NUMEROUS OUTBUILDING, GARAGES, WORKSHOP, ANNEX, BARN AND ADDITIONAL PLOT, 3 BEDROOM DETACHED BUNGALOW AND FARMLAND VIEWS TO REAR. EXTENSIVE GATED DRIVEWAY AND BUSINESS POTENTIAL. Situated in a semi-rural location with farmland views towards Downham Church to rear is this 3 bedroom detached bungalow offering spacious accommodation and benefitting from large garden with additional plot and a wide range of outbuildings including garages, workshop, barn and annex/office space. The property has an additional plot offering scope for development (subject to planning) and business use including gated parking and extensive drive to front.

3 2 3 D

Council Tax Band:



Double glazed door to:

ENTRANCE HALL

Double glazed windows to rear and side. Part glazed door to:

LOUNGE/DINER

22'6 x 18'4 (narr13')

Double glazed windows to front and side. Brick fireplace. Two radiators (untested).

BEDROOM 3

9'4 x 9'2

Double glazed window to front. Radiator (untested).

INNER HALL

Large double airing cupboard. Access to loft.

SHOWER ROOM

Suite comprising of low level WC, vanity wash hand basin and shower cubicle. Extensive tiled surround. Radiator/rail (untested).

KITCHEN

14'10 x 9'4

Double glazed window to side. Range of base and wall mounted units providing drawer and cupboard space with work top surface extending to incorporate inset sink unit. Integrated dishwasher and fridge freezer (appliances untested). Built in oven, hob and extractor fan above (all untested).

Tiling to floor and splashback.

SIDE PORCH

9'6 x 4'6

Double glazed door to side. Additional range of fitted cupboards.

BEDROOM 1

12' x 9'2 (plus recess)

Double glazed window to rear. Radiator (untested).

BEDROOM 2

9'2 x 8'8

Double glazed window to side. Radiator (untested). Coved ceiling.

MAIN BATHROOM

8'8 x 7'4

Double glazed opaque window to side. Suite comprising of low level WC, vanity wash hand basin and corner bath unit. Tiling to floor. Radiator/rail (untested).

SITTING ROOM

14'1 x 10'10

Double glazed window to side. Radiator (untested). Laminate finish to floor. Double glazed French doors to:

LARGE CONSERVATORY

16'2 x 15'8

Double glazed windows to sides and rear. Double glazed French doors to rear garden.



LARGE REAR GARDEN

220' x 90' (plot)

The main plot measures approximately 220'x 90' (STLS). Commencing with paved patio with remainder laid to lawn. Vegetable patch.

DOUBLE GARAGE

Roller up and over door to front. Power and light connected (untested).

LARGE SINGLE GARAGE

22'4 x 8'10

BARN/WORKSHOP

48' x 18'2

ATTACHED STORE

20'8 x 9'4

ANNEX FACILITY

Comprising of Office 19' x 10'10, window to side, Radiator (untested).

Entrance Hall

Kitchenette 14' x 9'8, - Window to side. Radiator (untested). Range of base and wall mounted units. Utility cupboard with space for washing machine and tumble dryer.

Shower Room 10'6 x 6', - Suite comprising of low level WC, wash hand basin and shower cubicle. Radiator (untested).

ADDITIONAL OFFICES/STORAGE ROOMS

Comprising Store Room 41' x 11', Office 1 13' x 10', Office 2 15'2 x 10', Office/Storage 3 19' x 10'10

ADDITIONAL PLOT WITH POSSIBLE FRONTAGE

approx 180' x 40'

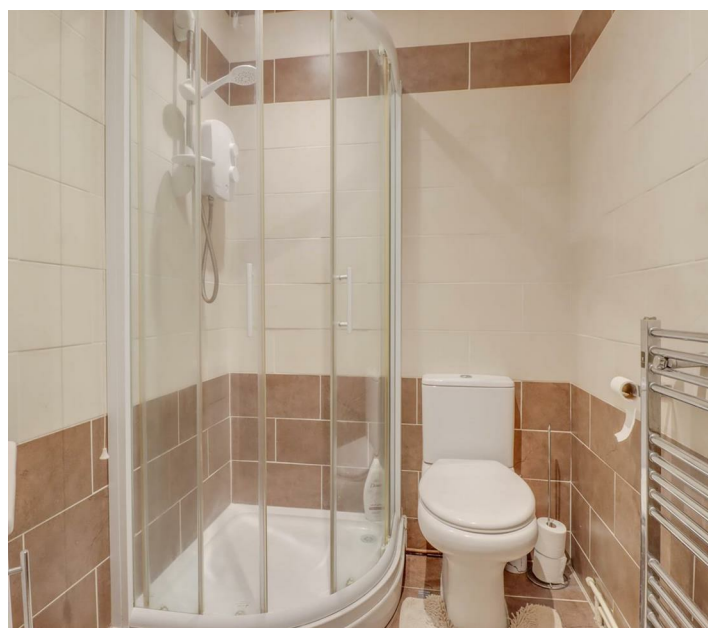
Frontage and access need to be legally established.

GATED DRIVEWAY

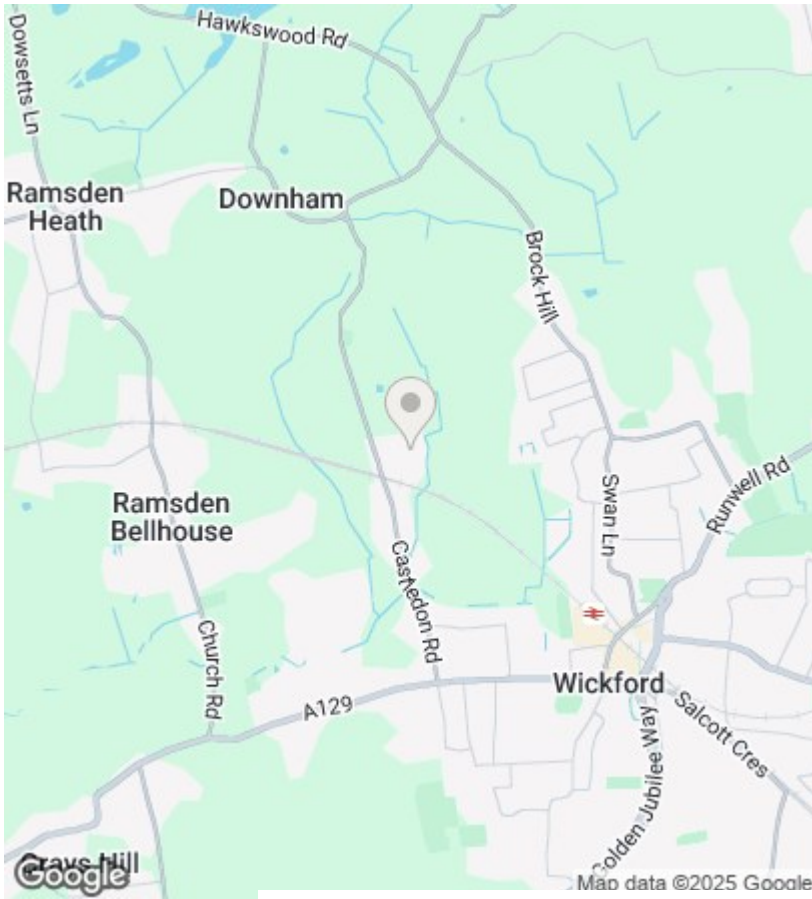
Secure gated parking for numerous vehicles with additional in/out driveway to front providing access to further garage.

POTENTIAL SUBJECT TO PLANNING

The property benefits from an additional large plot running at 90 degrees back to Castledon Road and offers possible potential in the future subject to planning and establishing any right of access.






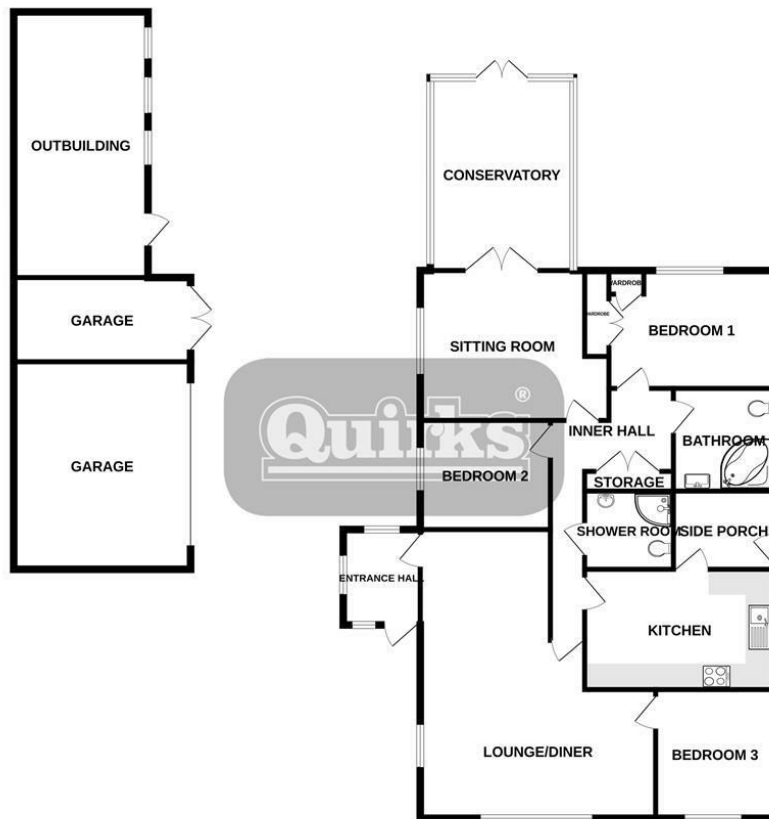


EPC Rating:

D

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			100
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D		64	
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC 	

GROUND FLOOR
1919 sq.ft. (178.3 sq.m.) approx.



TOTAL FLOOR AREA: 1919 sq.ft. (178.3 sq.m.) approx.
This floor plan is for illustrative purposes only. All representations including measurements, doors, windows and fixtures are approximate and NOT to scale. The total floor area includes all floor space associated with the property including garages and outbuildings as depicted. No appliances or services have been tested. Metroplan ©2017
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