



Crays Hill, Billericay

£735,000

- Lounge 24'8 x 13'
- Dining Room 12'4 x 9'10
- Kitchen/Breakfast Room 12'6 x 12'2
- Cloakroom. En-suite. Bathroom
- Double Garage
- Conservatory/Utility 22'8 x 13'6
- Snug/Home Office 12' x 8'
- 4 First Floor Bedrooms
- Garden to Rear
- Driveway to Front

4 BEDROOM DETACHED CHALET. DOUBLE GARAGE & DRIVEWAY. WIDER THAN AVERAGE GARDEN TO REAR. Situated in a village location set within easy access of Wickford town centre, station and the A127 is this spacious 4 bedroom detached chalet bungalow benefitting from accommodation including lounge 24'8 x 13', conservatory/utility 22'8 x 13'6, dining room 12'4 x 9'10, snug/home office 12' x 8', kitchen/breakfast room 12'6 x 12'2, 4 first floor bedrooms, en-suite shower room, family bathroom and ground floor cloakroom. The property's specification includes double glazed windows and gas fired radiator heating (untested) wider than average garden to rear, double garage and driveway to front providing ample off street parking. EPC Rating Band C.

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 C

Council Tax Band: F



Double glazed opaque door to:

SPACIOUS ENTRANCE HALL 11'6 x 9'10

Double glazed opaque window to front. Radiator in casement surround (untested). Tiling to floor. Coved ceiling. Under stairs cupboard.

LOUNGE

24'8 x 13'

Double glazed window to front. Three radiators (untested). Mock fireplace. Coved ceiling. Double glazed French doors and double glazed panelling to:

CONSERVATORY/UTILITY

22'8 x 13'6

Double glazed windows to sides and rear. Tiling to floor. Updated Blue glass roof. Space for fridge freezer and tumble dryer.

DINING ROOM

12'4 x 9'10

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

SNUG/HOME OFFICE

12' x 8'

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

CLOAKROOM

Double glazed opaque window to side. Suite comprising of low level

WC and vanity wash hand basin. Extensive tiled surround. Radiator (untested).

KITCHEN/BREAKFAST ROOM

12'6 x 12'2

Double glazed windows to rear and side. Double glazed door to side. Range of base and wall mounted units providing drawer and cupboard space with work top surface extending to incorporate inset sink unit with cupboard beneath. Peninsula breakfast bar. Space for dishwasher, washing machine, cooker and fridge freezer. Tiling to floor and surround. Coved ceiling.

GALLERIED LANDING

Turning stairs to first floor. Double glazed window to front. Radiator (untested). Large airing cupboard. Access to loft which we understand is part boarded with ladder. and light (untested). Gas fired boiler and cylinder (untested).

BEDROOM ONE

15' x 10'10

Double glazed window to rear. Radiator (untested). Coved ceiling. Mirror fronted wardrobe cupboards to remain.



EN-SUITE

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

BEDROOM TWO

13' x 10'8

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

BEDROOM THREE

12' x 10'10

Double glazed window to rear. Radiator (untested).

BEDROOM FOUR

10'10 x 7'10

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

BATHROOM

11'10 x 7'

Double glazed opaque window to front. Suite comprising of low level WC, vanity wash hand basin with drawers and cupboard beneath and panel enclosed bath unit with shower (untested) and screen. Radiator (untested).

REAR GARDEN

The property benefits from wider than average garden to rear with decking to rear with remainder laid to lawn with flower and shrub borders. Ornamental pond. Summerhouse and shed 10' x 8'. Fencing to side and rear boundaries. Access to sides via path and gate.

DRIVEWAY TO FRONT

The property benefits from driveway to front providing off street parking with gates leading to:

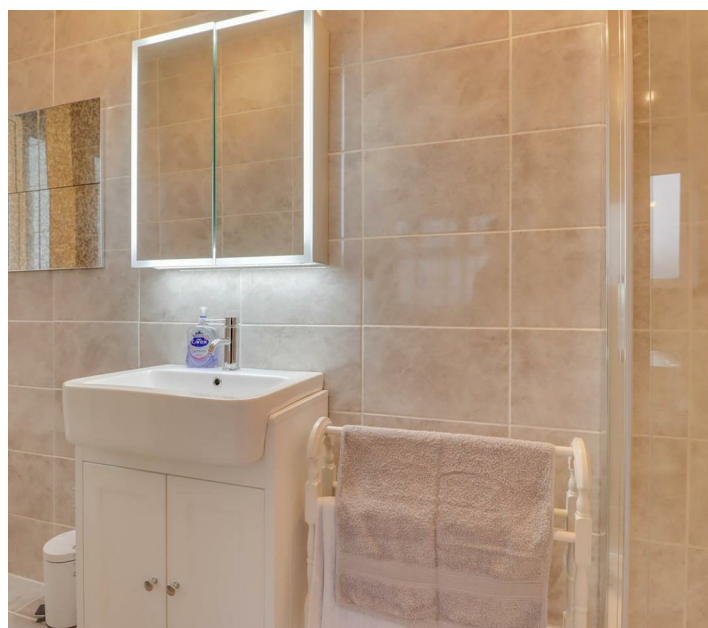
DOUBLE GARAGE

18' x 17'8

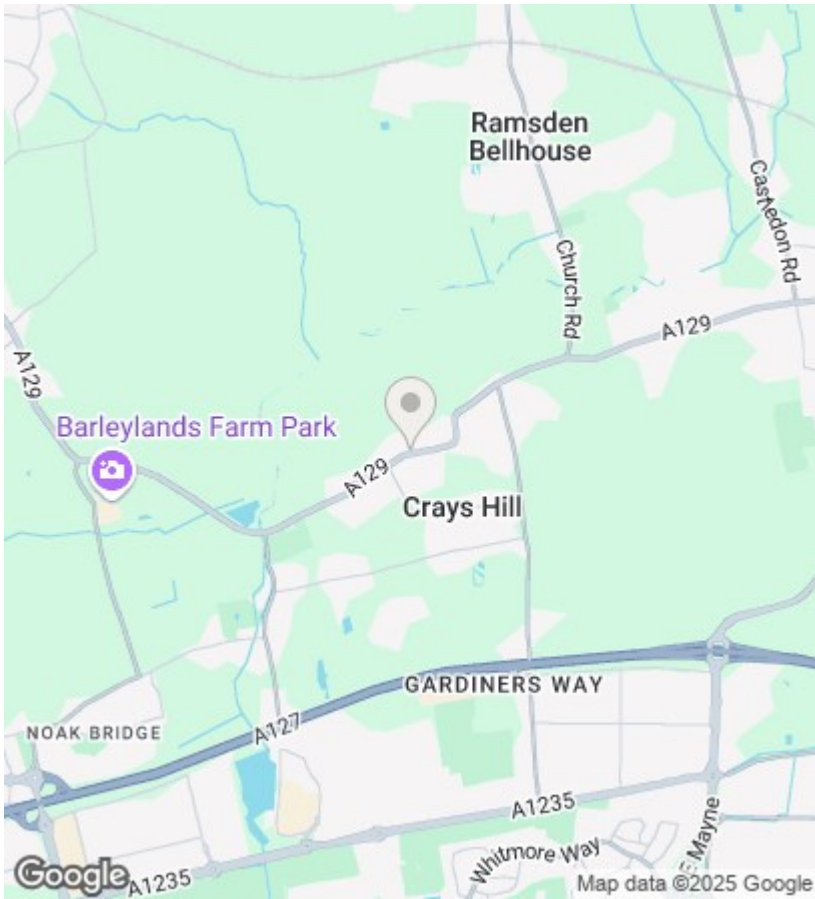
Up and over doors to front. Window and door to side.

WORKSHOP/OFFICE


12'4 x 8'8







EPC Rating:
C

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		84
(81-91) B		
(69-80) C	70	
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC 

Ground Floor

Approx. 107.3 sq. metres (1154.4 sq. feet)



First Floor

Approx. 70.1 sq. metres (754.3 sq. feet)

