



Crays Hill, Billericay

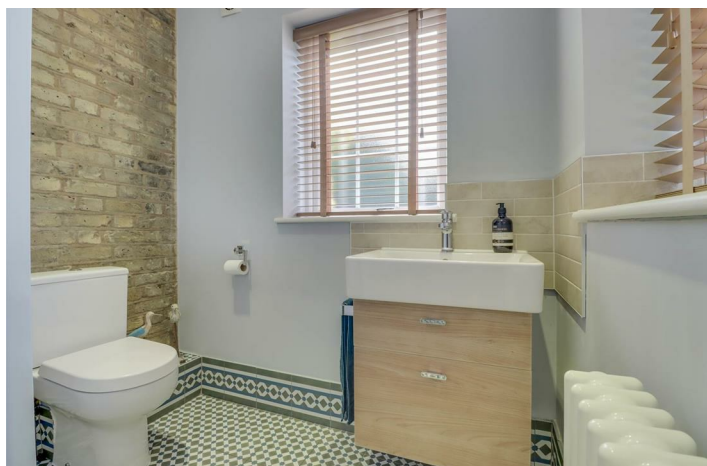
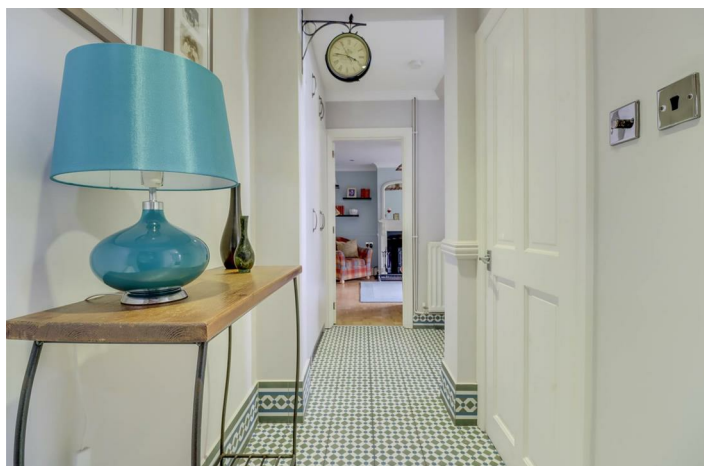
£625,000

- Sitting Room 14' x 11'8
- Dining Room 13'8 x 11'1
- Conservatory 14' x 11'6
- En-suite, Shower Room & Cloakroom
- Driveway
- Kitchen/Breakfast Room 11'10 x 10'4
- Utility Room 6'10 x 5'8
- 3 Bedrooms
- Southerly Side Garden & Courtyard Garden

3 BEDROOM DETACHED. SOUTHERLY SIDE GARDEN. COURTYARD AREA. SUMMERHOUSE. DRIVEWAY.
Situated in a village location set within easy access of Wickford town centre, station and the A127 is this 3 bedroom detached property benefitting from accommodation including sitting room 14' x 11'8, kitchen/breakfast room 11'10 x 10'4, dining room 13'8 x 11'1, utility room 6'10 x 5'8, conservatory 14' x 11'6, 3 first floor bedrooms, en-suite bathroom and shower room. The property's specification includes double glazed windows and gas fired radiator heating, southerly side garden, courtyard garden, summerhouse and driveway providing off street parking.



Council Tax Band:



Stable door to:

ENTRANCE HALL

Radiator. Coved ceiling with downlighters. Built in storage cupboard. Under stairs and fitted storage cupboards. Tiling to floor extending to:

CLOAKROOM

Two double glazed opaque window to front and side. Radiator. Suite comprising of low level WC vanity wash hand basin. Tiled splashback. Extractor fan. Downlighters to ceiling.

SITTING ROOM

14' x 11'8

Double glazed bay window to side. Radiator. Coved ceiling. Dado rail. Fireplace with inset electric woodblock fire.

KITCHEN/BREAKFAST ROOM

11'10 x 10'4

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. Display shelving. Integrated dishwasher and fridge freezer. Built in oven, hob and extractor fan above. Tiling to floor extending to:

DINING ROOM

13'8 x 11'1

Double glazed bay window to front. Door to front garden. Radiator. Fireplace. Coved ceiling with downlighters. Dado rail to wall.

INNER HALL

Radiator. Coved ceiling with downlighters.

UTILITY ROOM

6'10 x 5'8

Double glazed opaque window to rear. Additional base and wall mounted units with work top surface. Space for washing machine, tumble dryer and freezer. Updated boiler. Tiling to floor and surround.

CONSERVATORY

14' x 11'6

Double glazed windows to side and double glazed door to rear garden. Plastered ceiling. Radiator. Tiling to floor.

FIRST FLOOR LANDING

BEDROOM ONE

12' x 11'6

Double glazed window to side. Radiator. Fitted wardrobe cupboards. Coved ceiling.

EN-SUITE BATHROOM

10'3 x 6'3

Double glazed window to rear. Four piece suite comprising of low level WC, pedestal wash hand basin, panel enclosed bath unit with shower attachment and shower cubicle. Tiling to floor and walls. Coved ceiling with downlighters. Radiator/rail.

BEDROOM TWO

10'10 x 10'6

Double glazed window to side. Radiator. Fitted glazed display cupboards.



BEDROOM THREE

12' x 11'2

Double glazed window to front. Radiator. Coved ceiling. Fitted wardrobe cupboards.

SHOWER ROOM

10'8 x 6'6

Double glazed opaque windows to front and side. Suite comprising of low level WC, vanity wash hand basin and walk in shower cubicle. Extensive tiling to floor and walls. Extractor fan. Downlighters to ceiling. Storage cupboard. Radiator/rail.

SOUTHERLY SIDE GARDEN

The property benefits from southerly garden to rear commencing with paved patio and lawn area with shrubs. Retaining wall and gate to:

FRONT GARDEN

COURTYARD AREA

Summerhouse 11'6 x 11'6, Power and light connected with covered veranda. Access to:

STUDIO

STUDY/RECEPTION

11'3 x 6'2

Power and light connected. Heating. Secondary glazed French doors providing access.

VESTIBULE

7'4 x 6'

Fitted cupboards. Double glazed window to front with electric heating.

CLOAKROOM

Low level WC and pedestal wash hand basin. Fitted cupboards. Extractor fan.

PLAY/HOBBY ROOM

11' x 9'6

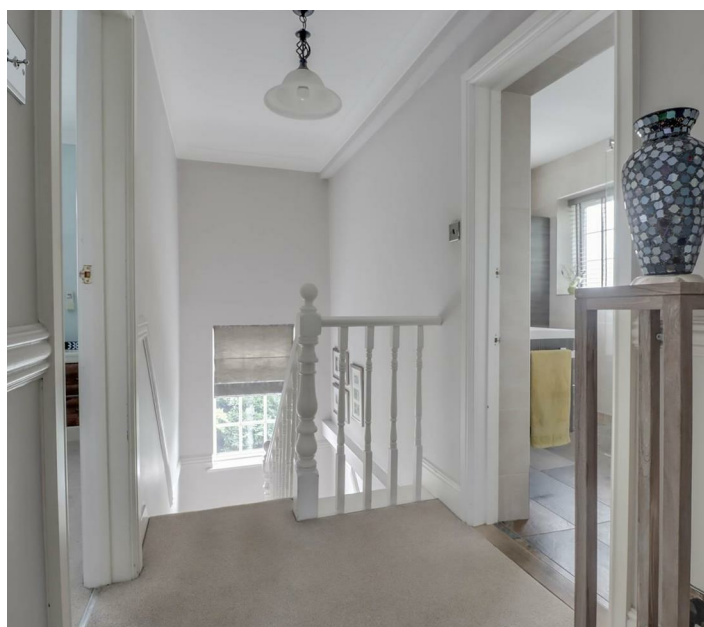
Secondary glazed window to front. Electric heating.

DRIVEWAY

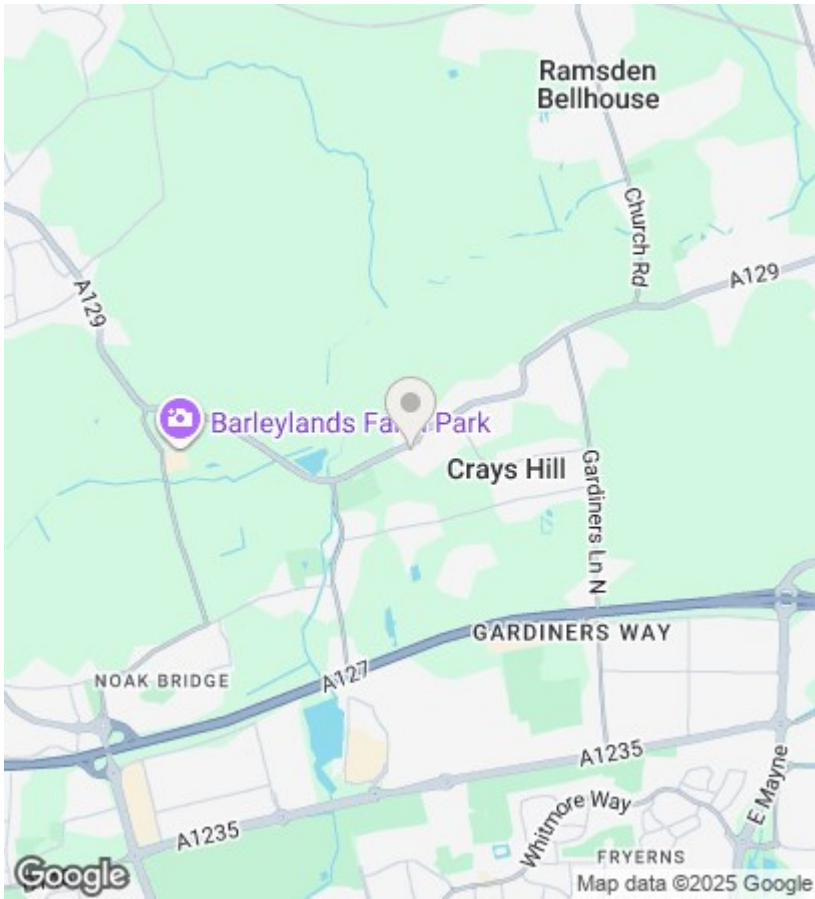
The property benefits from driveway with electric gates providing off street parking.

DISCLAIMER

PLEASE NOTE - any appliances, fixtures, fittings or heating systems have not been tested by the agent as we are not qualified to do so. We have relied on information supplied by the seller to prepare these details. Interested applicants are advised to make there own enquiries about the functionality.





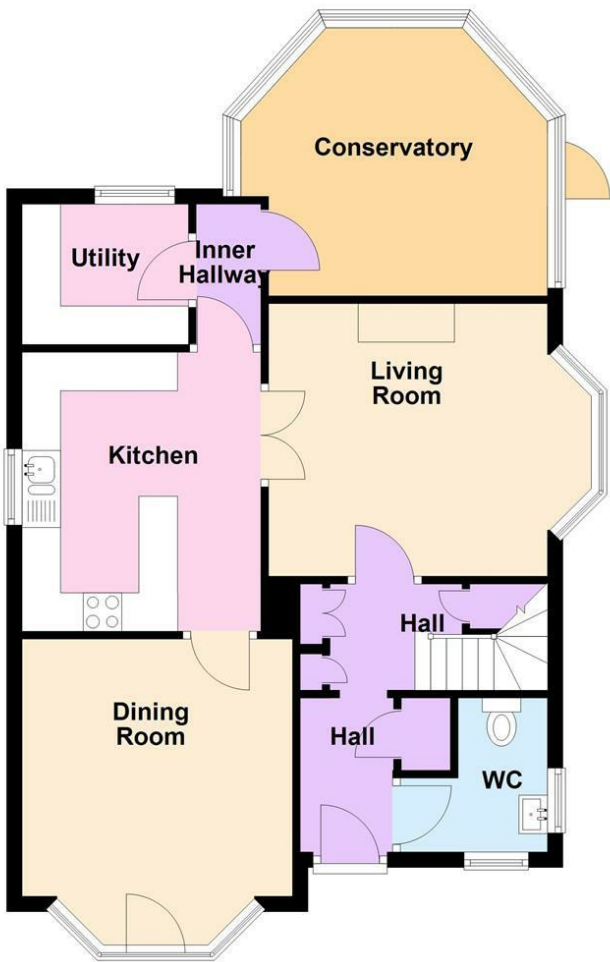


EPC Rating:

D

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		75
(55-68) D	55	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

Ground Floor



First Floor

