



## Oak Avenue, Crays Hill, Billericay

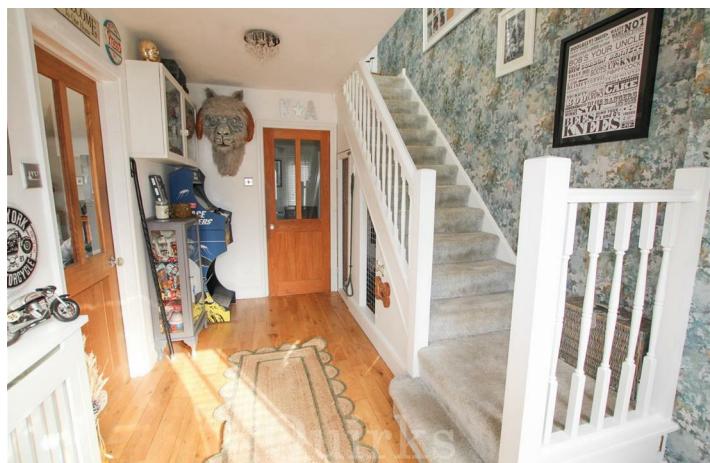
Offers In Excess Of £800,000

- VASTLY EXTENDED FAMILY HOME
- INTEGRATED TWO BEDROOM ANNEXE
- ACCOMMODATION IN EXCESS OF 2,000 SQ.FT
- FIVE BEDROOMS/SIX BEDROOMS
- EN-SUITE & FAMILY BATHROOM TO FIRST FLOOR
- LARGE UN-OVERLOOKED REAR GARDEN
- SPACIOUS HALLWAY & STUDY AREA
- PRIVATE ROAD IN THE CRAYS HILL VILLAGE
- LARGE LIVING ROOM WITH FEATURE FIREPLACE
- NEARBY AMENITIES AND OPEN COUNTRYSIDE

A rare opportunity to acquire this impressive family home, with accommodation in excess of 2,000 square feet, including an integrated two bedroom annexe, with walk-in wardrobe, own entrance door, shower room, kitchen and living room with French doors to the rear garden. The versatile living space, also includes a 14'4 entrance hallway, study, ground floor bedroom, 26ft lounge / diner, with feature fireplace, kitchen with laminate worktops to the base level units and central island with granite worktop, butler sink, dishwasher and spaces for range cooker, fridge / freezer and washing machine, central island and skylight window to ceiling, double glazed door to the rear garden and extensive patio area. To the first floor, the landing area leads to three double bedrooms, bedroom one has a good size walk-in wardrobe and fully tiled en-suite shower room, the family bathroom also benefits from matching tiling and a modern suite, including bath with electric shower above, built-in airing cupboard and eaves storage space. There is further potential to extend this property, given the already sizeable ground floor footprint. Situated in a quiet and secluded position within the Crays Hill Village, there is new driveway providing plenty of parking to the front and a wide side access to the garden, this location is also close to open countryside, convenience store and the A127.



Council Tax Band: E



ENTRANCE HALL

14'4 x 8'7

LOUNGE / DINER

26'8 x 12'9

KITCHEN / BREAKFAST

ROOM

12'9 x 11'0

STUDY

8'2 x 6'1

LANDING

62'4"22'11" x 16'4"29'6"

BEDROOM ONE

13'4 x 11'3

WALK-IN WARDROBE

EN-SUITE

6'6 x 3'8

BEDROOM TWO

13'3 x 12'2

BEDROOM THREE

15'0 x 10'5

FAMILY BATHROOM

7'11 x 9'8

BEDROOM FOUR

15'3 x 7'11

ANNEX LOUNGE

15'10 x 11'4

ANNEX KITCHEN

10'9 x 9'2

ANNEX BEDROOM ONE

11'0 x 10'7

ANNEX BEDROOM TWO

10'5 x 8'5

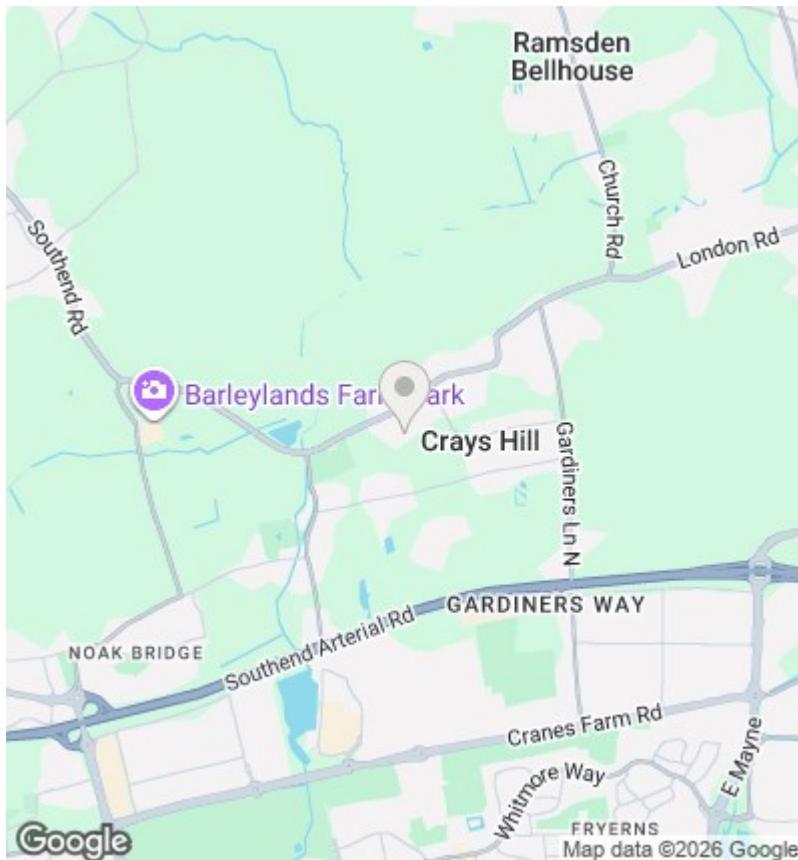
ANNEX SHOWER ROOM

7'11 x 7'1

REAR GARDEN WITH  
FIELDS TO SIDE & REAR  
ASPECT

OWN DRIVEWAY TO  
FRONT





## EPC Rating:

C

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		
(81-91)	B		
(69-80)	C	82	
(55-68)	D	73	
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

