



2 Dovedale Close, Ramsden Heath, Billericay, CM11 1QZ

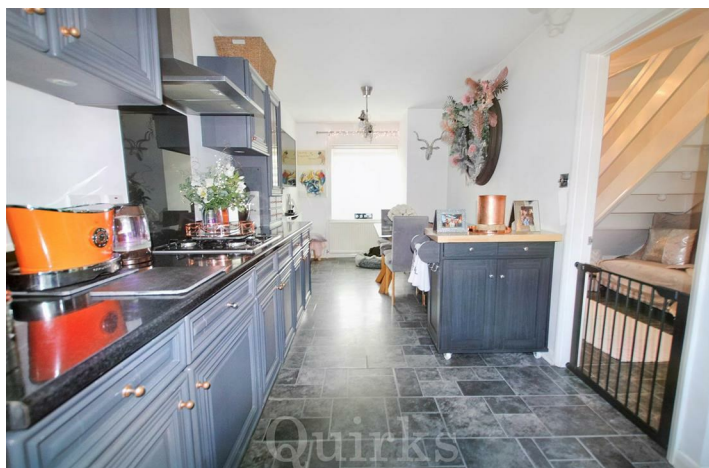
Asking Price £530,000

- POTENTIAL TO EXTEND (STP)
- EN-SUITE & BATHROOM
- CUL-DE-SAC LOCATION
- KITCHEN / BREAKFAST ROOM
- BEAUTIFULLY PRESENTED
- NO ONWARD CHAIN
- HOME OFFICE / RECEPTION ROOM
- VIEW OVER FIELDS
- L-SHAPED REAR GARDEN
- GROUND FLOOR W.C

Offered for sale with NO ONWARD CHAIN, is this immaculately presented and modern three bedroom detached family home, situated in a quiet Cul-de-sac location in the popular Ramsden Heath Village. This property has the benefit of an L-shaped garden overlooking open countryside, ideally suited for entertaining, with two seating areas, Summerhouse and side gate access, there is also ample space to the side of the property (approximately 20ft wide) to extend (subject to planning consent being granted) Internally the property has been updated by the current Vendor and recently decorated to all exterior walls. The accommodation includes an entrance porch with built in storage, spacious hallway, leading to the ground floor W.C, a dual aspect kitchen / breakfast room, bright and spacious lounge and converted garage creating a second reception room / home office, with French doors leading to the un-overlooked patio area. To the first floor are three double bedrooms. Bedroom one has the advantage of it's own, well appointed en-suite bathroom, with modern three piece suite, including panelled bath, vanity unit wash hand basin and low level W.C, chrome heated towel rail and partly tiled walls. Bedroom two, has two windows to the front aspect and bedroom three is dual aspect with built-in storage and a fantastic view of the side garden and beyond over the nearby fields. The family shower room also features a modern white suite, with tiled flooring and chrome heated towel rail. This location is within walking distance of the Downham C of E Primary School, The White Horse Pub & Restaurant, Cafe's, children's playing area in Dowsett Lane and open countryside. Billericay High Street and Mainline Railway Station, are both just a short drive from this property and there is also a regular bus service.



Council Tax Band: E



ENTRANCE PORCH

HALLWAY

12'2" x 6'8"

GROUND FLOOR W.C

KITCHEN/BREAKFAST ROOM

21'10" x 11'3"

LOUNGE

18'3" x 10'7"

RECEPTION ROOM / HOME OFFICE

15'5" x 7'10"

FIRST FLOOR LANDING

BEDROOM ONE

12'0" x 10'7"

EN-SUITE BATHROOM

7'11" x 5'6"

BEDROOM TWO

13'4" x 7'8"

BEDROOM THREE

10'6" x 8'7"

FAMILY SHOWER ROOM

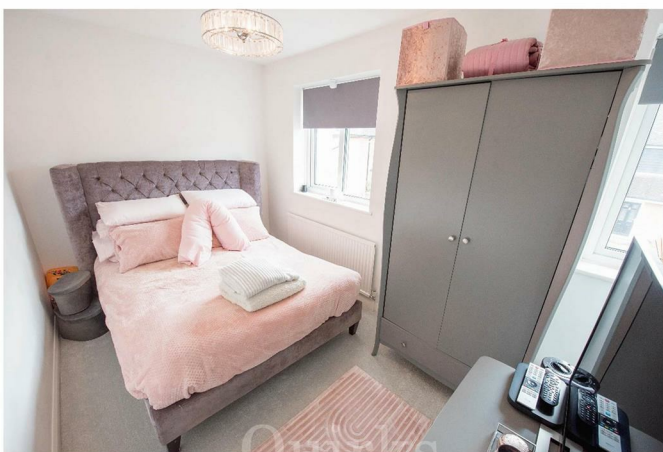
8'11" x 4'11"

REAR GARDEN WITH 20FT WIDE SIDE GARDEN &

GATE

OFF ROAD PARKING

COUNCIL TAX BAND E





Viewings

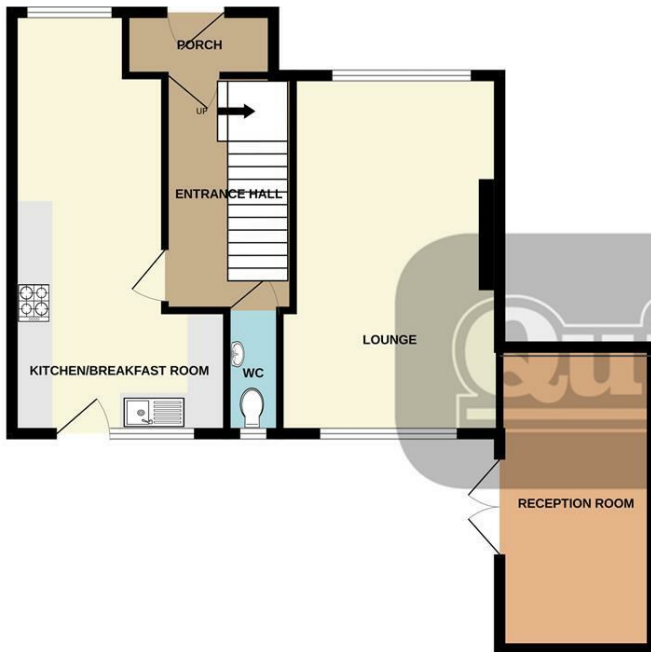
Viewings by arrangement only. Call 01277 626 541 to make an appointment.

EPC Rating:

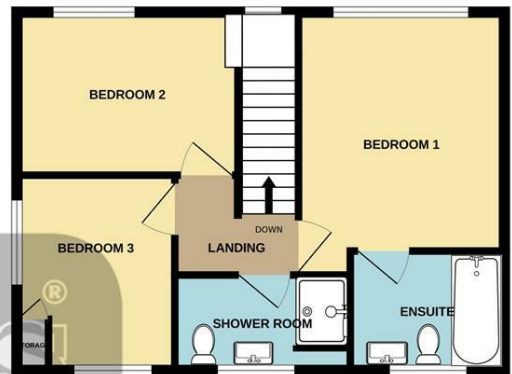
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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D		63	77
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

GROUND FLOOR
636 sq.ft. (59.1 sq.m.) approx.



1ST FLOOR
469 sq.ft. (43.6 sq.m.) approx.



TOTAL FLOOR AREA : 1105 sq.ft. (102.7 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 are confirmed as included or tested.
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