



116 Stock Road, Billericay, CM12 0RT

Offers In Excess Of £725,000

- 1920'S CHARACTER HOUSE
- FOUR DOUBLE BEDROOMS
- LARGE UTILITY ROOM
- SITTING ROOM
- SOLAR PANELS
- APPROACHING 2000 SQUARE FOOT OF ACCOMMODATION
- STUNNING KITCHEN / BREAKFAST ROOM
- LOUNGE WITH DOORS ONTO REAR GARDEN
- PARKING FOR MULTIPLE VEHICLES
- AIR CONDITIONING TO FIVE ROOMS

STUNNING 1920'S CHARACTER HOUSE, HAVING BEEN EXTENDED AND OFFERING NEARLY 2000 SQUARE FOOT OF ACCOMMODATION. A double glazed door leads into the entrance porch with ceramic tiled flooring and meter cupboard. Immediately to the front of the house is the Sitting Room with double glazed bay window to front, stairs rising to first floor, wooden flooring and coving to smooth ceiling. The extended Kitchen/Breakfast room is flooded with natural light from the two skylight windows and double glazed door onto the rear garden. Range of fitted eye and base level units with granite work surfaces over, large central island with granite work surface incorporating sink, integrated dishwasher, space for Range Cooker and American Style Fridge/Freezer, larder style storage cupboard and smooth ceiling with downlighters. The beautifully decorated Dining Room has double glazed windows to two aspects, wooden flooring, radiator and coved cornice to smooth ceiling. With double glazed French Doors onto the rear garden and double glazed widow to side, the Lounge offers a quiet place for the family to relax. An archway leads to the very spacious Utility Room with extensive base level units having work surface over incorporating the sink unit, battery panel for the Solar Panels, space and plumbing for washing machine, wall mounted boiler, radiator and tiled floor. A ground floor Shower Room completes the ground floor. On the first floor are Four Double Bedrooms, all with double glazed windows, radiator and smooth ceiling. The Master Bedroom benefits from fitted mirror fronted wardrobes. A good size Family Bathroom with three piece suite, heated towel rail and tiled floor. Externally the property offers parking for multiple vehicles, with a very large block paved driveway to the front and side of the house, with a brick retaining wall to the front and mature hedge border. The rear garden measures in excess of 90ft and commences with a paved patio area with the remainder being mostly laid out lawn with fenced boundaries.

4 2 3 B

Council Tax Band: E



ENTRANCE PORCH

7' x 4'

SITTING ROOM

17'1" into stairs x 12'9"

KITCHEN / BREAKFAST ROOM

18'2" x 17'1"

DINING ROOM

14'2" x 14'

LOUNGE

16'9" x 13'2"

UTILITY ROOM

15'11" reducing to 11'1" x 10'10"

LANDING CUPBOARD

8'4" x 3'

BEDROOM ONE

14'2" x 13'2"

BEDROOM TWO

14'2" x 10'8"

BEDROOM THREE

13'6" x 11'6"

BEDROOM FOUR

12,3" x 8'4"

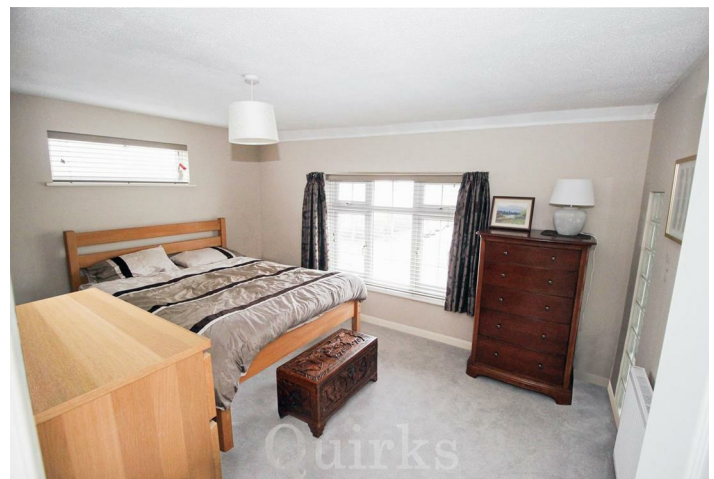
BATHROOM

9'4" x 8'4"

REAR GARDEN

in excess of 90' ft

LARGE BLOCK PAVED DRIVEWAY





Viewings

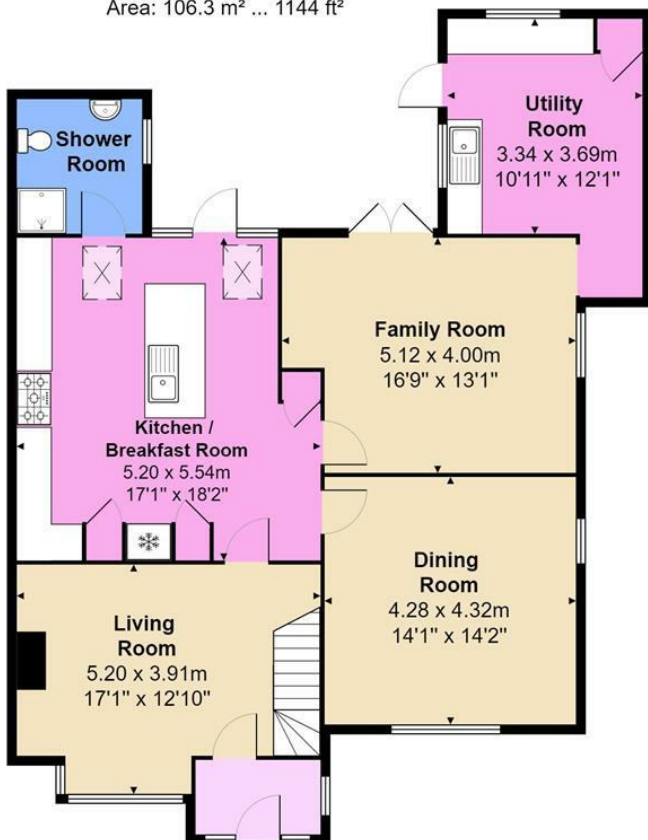
Viewings by arrangement only. Call 01277 626 541 to make an appointment.

EPC Rating:

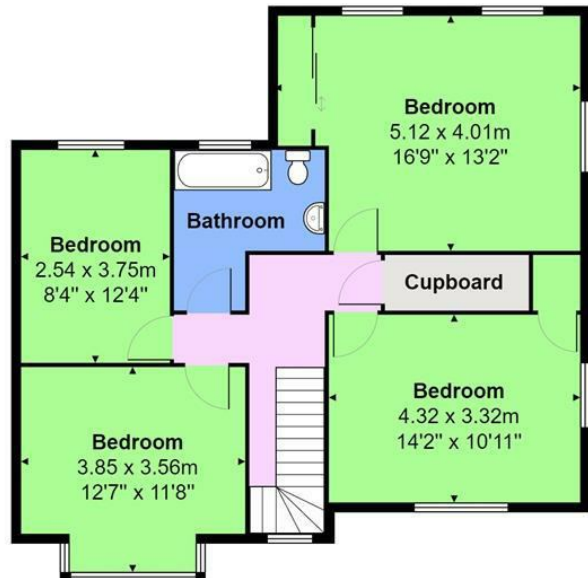
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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			95
(81-91) B		85	
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

Ground Floor
Area: 106.3 m² ... 1144 ft²



1st Floor
Area: 74.3 m² ... 800 ft²



Total Area: 180.6 m² ... 1944 ft²

Whilst every effort has been made to ensure accuracy, measurements of doors, windows and other items are approximate and no responsibility is taken for any error, omission or mis statement. This plan is for illustrative purposes and so only be used as such.