



## 42 Downham Road, Ramsden Heath, Billericay, CM11 1PZ

**Guide Price £950,000**

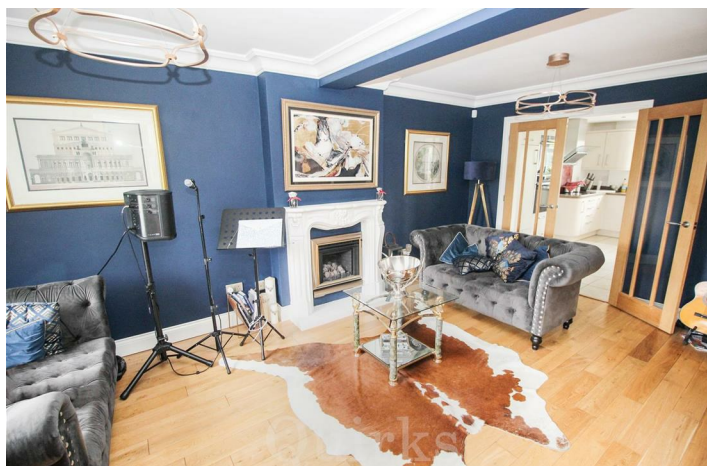
- STUNNING SOUTH FACING REAR GARDEN IN EXCESS OF 275'
- SPACIOUS DETACHED FAMILY HOME
- FIVE BEDROOMS
- THREE RECEPTION ROOMS
- OFF ROAD PARKING FOR MULTIPLE VEHICLES
- SOUGHT AFTER VILLAGE LOCATION
- VASTLY IMPROVED BY THE CURRENT OWNERS
- MASTER WITH DRESSING ROOM AND ENSUITE
- UTILITY ROOM AND GROUND FLOOR CLOAKROOM
- VIEWING AN ABSOLUTE MUST



Entered via the porch with recently added Amtico flooring, a door leads into the entrance hall with engineered oak flooring, stairs to first floor and ornate coving to smooth ceiling. The ground floor consists of a lounge with multi-fuel burner, Amtico flooring and ornate coving to smooth ceiling. Open into the dining room with double glazed French doors onto the rear garden. The attractive family room has feature fire surround with inset fire, engineered oak flooring and French doors into the kitchen/breakfast room. With a range of high quality fitted "High Gloss" eye and base level units with Corian work surface over incorporation a one and a half bowl sink unit, built in Neff ovens, Neff hob with extractor fan over, integrated dishwasher and smooth ceiling with downlighters. Off of the kitchen is a large and very useful utility room, with double glazed door and window onto the rear garden, work surface with space below and plumbing for washing machine and drier, range of three quarter height cupboards to one wall, integrated freezer, wine rack and cupboard housing boiler. A door from the utility room leads into the cloakroom with wash hand basin, low level W.C, tiled floor and smooth ceiling with downlighters. On the first floor are five bedrooms with the fifth currently used as a study. The funky master suite has a dressing area with fitted wardrobes and refitted ensuite with walk in shower cubicle, vanity wash hand basin and low level W.C. The refitted family bathroom has a modern white suite comprising a panelled bath with shower over, vanity wash hand basin and low level W.C. Externally the property offers plenty of off road parking to the front as well as the integral garage. The WOW factor is the South facing rear garden, measuring in excess of 275', backing onto farmland. The current owners have built in large bar in the garden in 2021. A brick built "Man Cave" offers some respite from the modern world. The garden has been designed for work, rest and play, and cannot fail to impress.



Council Tax Band: F



**ENTRANCE PORCH**

7'10" x 3'9"

**ENTRANCE HALL**

6'9" x 6'5"

**LOUNGE**

13'7" x 11'

**DINING ROOM**

14'11" x 11'

**FAMILY ROOM**

18'2" x 10'6"

**KITCHEN / BREAKFAST ROOM**

13'11" x 13'2"

**UTILITY ROOM**

9'4 x 9'

**CLOAKROOM**

5'7" x 3'3"

**LANDING**

11'2" x 9'5"

**MASTER BEDROOM**

13'5" x 11'11"

**DRESSING AREA**

10'8" x 7'2"

**ENSUITE**

10'3" x 5'9"

**BEDROOM TWO**

15'1" x 10'8"

**BEDROOM THREE**

13'7" x 8'7"

**BEDROOM FOUR**

10' x 7'6"

**BEDROOM FIVE / STUDY**

8'3 x 6'11"

**BATHROOM**

7'9" x 7'4"

**OFF ROAD PARKING FOR MULTIPLE VEHICLES**

**GARAGE**

17'8" x 8'7"

**SOUTH FACING REAR GARDEN**

in excess of 275'







## Viewings

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

## EPC Rating:

C

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C		69	80
(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  
1045 sq.ft. (97.1 sq.m.) approx.



1ST FLOOR  
875 sq.ft. (81.3 sq.m.) approx.



TOTAL FLOOR AREA: 1921 sq.ft. (178.4 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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