









# 44 Rosslyn Road, Billericay, CM12 9JN

## Offers In Excess Of £1,100,000

- FIVE BEDROOM DETACHED FAMILY HOME
- KITCHEN / BREAKFAST ROOM & UTILITY
- SOUGHT AFTER LOCATION
- NO ONWARD CHAIN
- CLOSE TO HIGH STREET & MAINLINE STATION
- LARGE INTEGRAL GARAGE
- TWO RECEPTION ROOMS
- SCOPE TO EXTEND FURTHER (STPP)
- QUILTERS SCHOOL CATCHMENT AREA
- 60FT X 60FT REAR GARDEN

A substantial five bedroom detached family home, in a sought after road, within walking distance of the Quilters school, High Street & Mainline Railway Station, being offered for sale with NO ONWARD CHAIN. This extended property includes, a bright and spacious entrance hallway, lounge with South facing aspect and double doors to the dual aspect dining room, with double glazed door to the garden, a well specified kitchen / breakfast room, with granite worksurfaces, sink / drainer, range cooker, fridge / freezer and dishwasher included. The utility room is of an excellent size measuring 14ft x 5'10', with matching units and granite worksurfaces, butler sink, spaces for washing machine and tumble dryer included, double glazed door to the garden. The integral one and half width garage, has power, lighting and electric up and over door, this space also gives potential to create another reception room if required. To the first floor is a split level landing measuring 19ft wide, leading to an impressive Master Bedroom overlooking the rear garden, with en-suite and walk-in wardrobe and four further bedrooms all of an excellent size, served by the modern, fully tiled family shower room, with Aqualisa electric shower. In addition there are built-in wardrobes to bedrooms two & four, as well as extensive loft storage space. Externally the block paved driveway provides space comfortably for 3/4 cars with an EV charging point, leading to the established 60ft x 60ft rear garden, with two side access gates, storage shed and two paved patio areas, there is potential to add a rear extension, with open plan kitchen /living space if required (STPP)







Council Tax Band: F







ENTRANCE HALLWAY 16'8 x 9'9 reducing to 5'2

**GROUND FLOOR W.C** 

KITCHEN / BREAKFAST ROOM 13'11 x 12'0

UTILITY ROOM 14'0 x 5'10

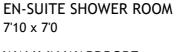
LARGE INTEGRAL GARAGE 18'7 x 14'0

LOUNGE 17'5 x 12'11

DINING ROOM 12'3 x 8'10

FIRST FLOOR LANDING 18'6 x 9'6 reducing to 6'3

BEDROOM ONE 17'7 x 14'0 reducing to 11'8



WALK-IN WARDROBE 6'0 x 5'7

BEDROOM TWO 14'2 x 11'5

BEDROOM THREE 11'11 x 8'10

BEDROOM FOUR 11'4 x 10'1

BEDROOM FIVE 12'0 x 7'3

FAMILY SHOWER ROOM 8'8 x 6'1

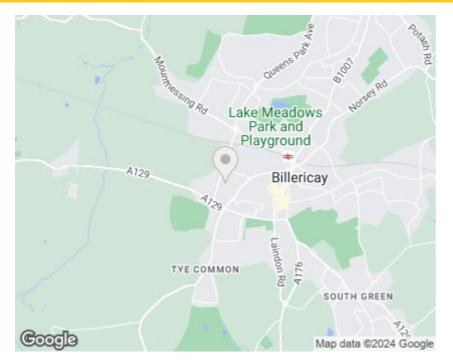
REAR GARDEN 60 x 60











### **Viewings**

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

### **EPC** Rating:

#### Ε

