



## 19 Downham Road, Ramsden Heath, CM11 1PU

**GUIDE PRICE £575,000 - £600,000**

- FOUR BEDROOMS
- LANDSCAPED GARDEN
- IMPRESSIVE LOUNGE / DINER WITH BI-FOLDS
- POPULAR VILLAGE LOCATION
- GROUND FLOOR EXTENSION
- CARPORT & PARKING
- HIGH SPEC KITCHEN / BREAKFAST ROOM
- EN-SUITE & BATHROOM
- IMMACULATELY PRESENTED FAMILY HOME
- NEARBY DOWNHAM C OF E PRIMARY SCHOOL



Situated in the heart of the Ramsden Heath Village is this immaculately presented and recently extended four bedroom detached family home, which simply must be viewed to appreciate the excellent layout. Internally the property offers a modern kitchen / breakfast room with integrated Bosch Appliances, including two ovens, dishwasher, induction hob, there is also a tumble dryer and space for an American style fridge / freezer, instant hot water tap, central island with further storage space. The ground floor W.C has plumbing for a washing machine and a cupboard housing the Vaillant combination gas boiler. The lounge / diner has been extended in 2018, to include a feature fireplace with wood burning stove, part vaulted ceiling with electronically operated Velux windows and bi-folding doors leading to the landscaped rear garden. To the first floor, bedroom one benefits from a range of fitted wardrobes and en-suite shower room with modern white suite, a further two double bedrooms and fourth room making an ideal study / children's bedroom. The well appointed family bathroom, has a modern white suite. Externally there is off road parking for two vehicles (including the carport) with pedestrian door access into the kitchen and side gate access to the garden, which was also landscaped in 2018 and includes a paved patio and storage shed. In addition there is an alarm system, hardwired ethernet to most rooms and new front door. This popular location is within walking distance of Downham C of E Primary School, nearby pubs and Pete's Café & Coffee Shop and a bus route to Billericay Mainline Railway Station.



Council Tax Band: E





**ENTRANCE HALLWAY**

6'1 x 4'6

**GROUND FLOOR W.C / UTILITY**

6'1 reducing to 3'9 x 5'9

**KITCHEN / BREAKFAST ROOM**

19'5 x 13'7 reducing to 10'3

**LOUNGE / DINER**

20'2 x 15'9

**FIRST FLOOR LANDING**

9'11 x 6'9 reducing to 4'11

**BEDROOM ONE**

13'6 reducing to 9'5 x 10'11

**EN-SUITE SHOWER ROOM**

7'0 x 5'2

**BEDROOM TWO**

13'3 x 11'2 reducing to 7'10

**BEDROOM THREE**

10'5 x 9'0

**BEDROOM FOUR**

7'1 x 6'9

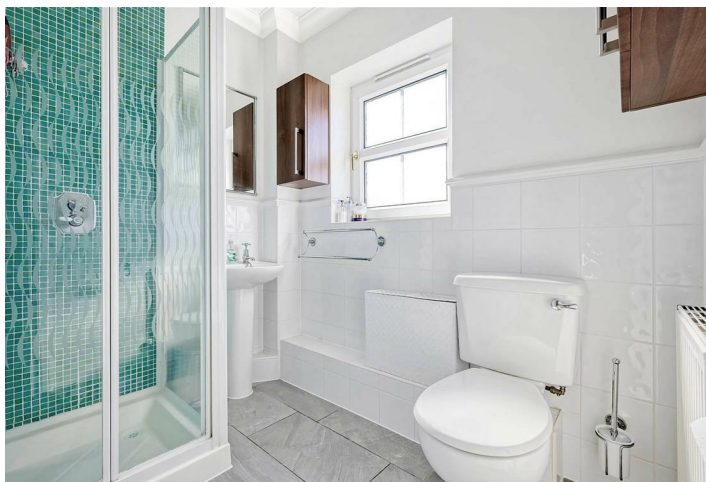
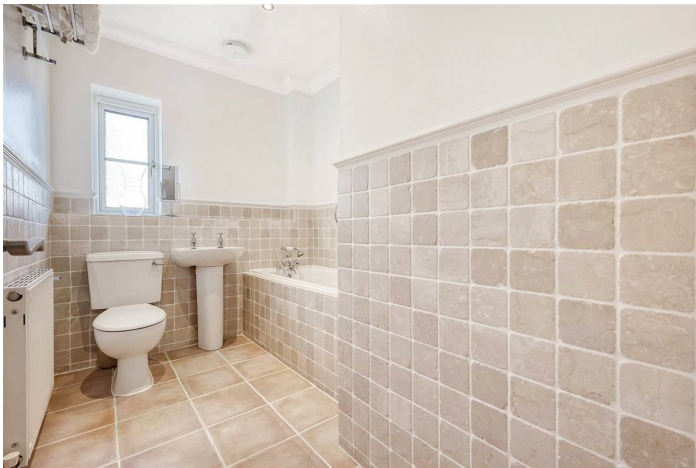
**FAMILY BATHROOM**

9'10 reducing to 6'3 x 6'8

**LANDSCAPED REAR GARDEN**

35

**OFF ROAD PARKING / CARPORT**





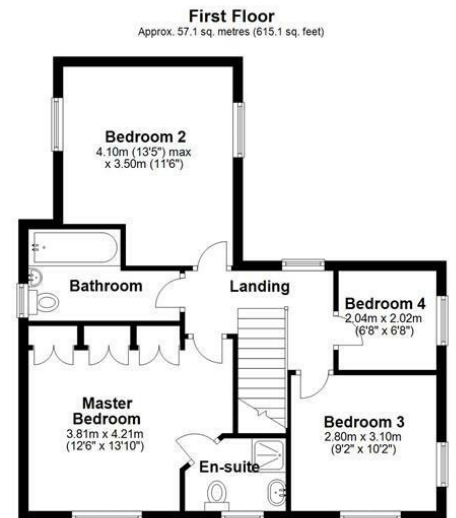
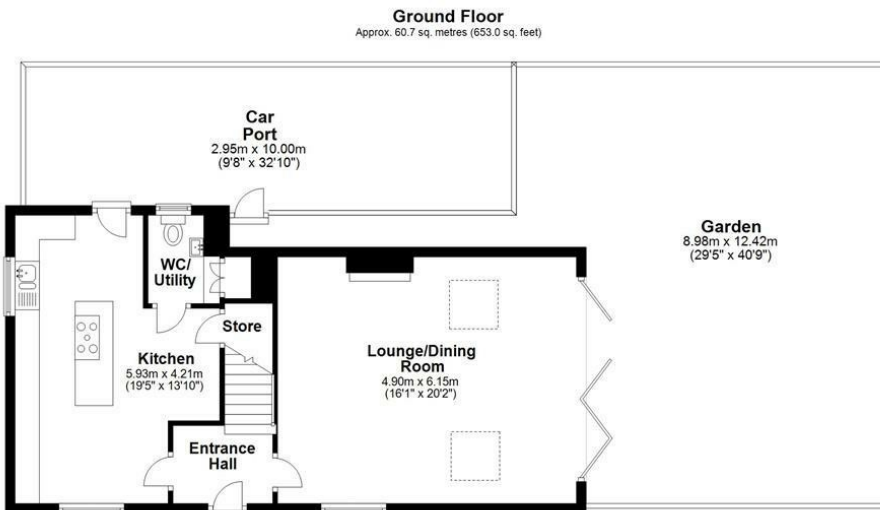
## Viewings

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		71	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	



Total area: approx. 117.8 sq. metres (1268.1 sq. feet)  
Downham Rd