



351 Outwood Common Road, Billericay, CM11 2LZ

Guide Price £725,000

- KITCHEN / DINER WITH BI-FOLDS & LANTERN ROOF
- FULLY RENOVATED / EXTENDED
- FOUR BEDROOMS
- HIGH SPECIFICATION THROUGHOUT
- NEARBY SCHOOLS & SHOPS
- 85FT WEST FACING REAR GARDEN
- NO ONWARD CHAIN
- EN-SUITE & BATHROOM
- LOUNGE WITH BAY WINDOW
- GARAGE & OWN DRIVEWAY

Offered for sale with NO ONWARD CHAIN, is this fully renovated and extended four bedroom detached family home, with an impressive 85ft (25 metres) West facing rear garden. Situated within walking distance of schools, convenience shops & Norsey Woods Nature Reserve, this stunning property simply must be viewed to appreciate the high specification and standard of finish. Internally there is a bright and spacious hallway, measuring 23ft in depth (7 metres) leading to the newly fitted ground floor W.C & study / playroom. To the front of the house is a sizeable, dual aspect lounge with bay window. To the rear aspect is the open plan kitchen / diner, with a range of hand built, wall and base level units, Neff integrated appliances, granite worksurfaces and central island with built-in storage and breakfast bar, lantern roof and aluminum bi-folding doors to the decking area and rear garden. The first floor landing leads to the well appointed, new fully tiled family bathroom, with roll top bath, vanity unit wash hand basin and W.C. There are three double bedrooms, with fully tiled en-suite shower room to bedroom one, which includes a new suite with double width, walk-in shower, wash hand basin and low level W.C. The fourth bedroom would make an excellent children's bedroom or home office, with space for fitted wardrobes. In addition there are UPVC Sash style windows throughout, complimenting the overall feel of the house. This property is 'turn key' ready to move in, with new carpets & flooring fitted, external landscaping completed, including block paved driveway, for approximately 3/4 cars and garage / store room with electric roller door, power & lighting.



Council Tax Band: D



ENTRANCE HALLWAY
23'2 x 7'5 reducing 2'10

GROUND FLOOR W.C
6'7 x 3'10

STUDY / PLAYROOM
7'2 x 6'7

LIVING ROOM WITH BAY WINDOW
20'5 into bay reducing to 18'10 x 12'4

OPEN PLAN KITCHEN / DINING ROOM
28'4 x 19'3 reducing 11'4

FIRST FLOOR LANDING
11'1 x 6'6 reducing 4'4

BEDROOM ONE
13'3 x 9'8

EN-SUITE SHOWER ROOM
6'0 x 5'2

BEDROOM TWO
13'3 x 9'8

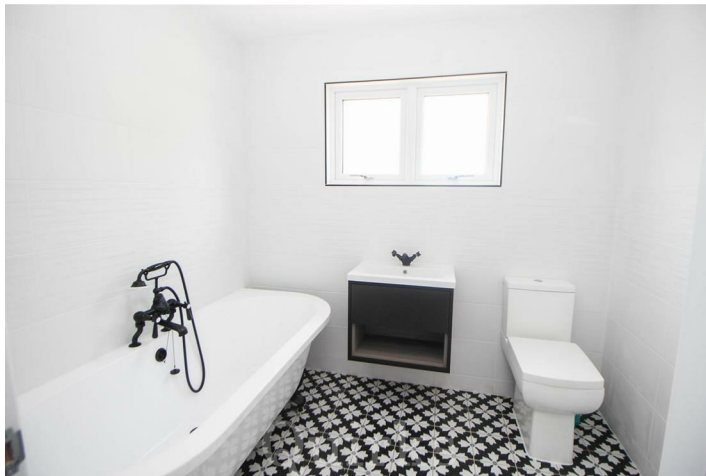
BEDROOM THREE
15'11 x 9'8 reducing to 8'3

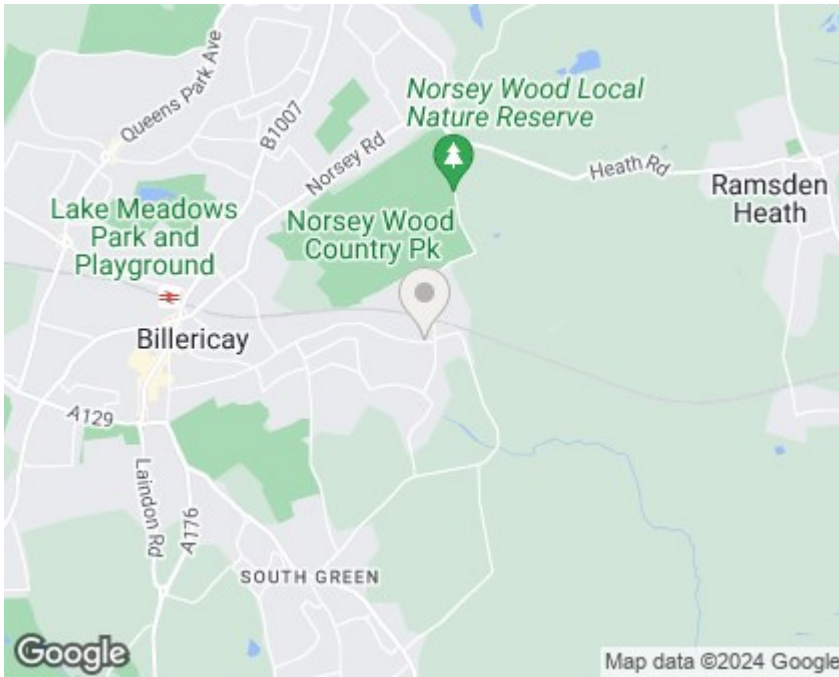
BEDROOM FOUR
10'0 x 9'8 reducing 5'11

FAMILY BATHROOM
7'10 x 6'3

WEST FACING REAR GARDEN
85

GARAGE / STORE ROOM
16'0 x 9'1 reducing to 8'0





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		74	82
(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: 159.3 m² ... 1715 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.

