



## 17 Raven Close, Billericay, CM12 0JE

Guide Price £625,000

- FIVE BEDROOMS
- CORNER PLOT WITH SOUTH WEST FACING GARDEN
- DECEPTIVELY SPACIOUS FAMILY HOME
- LIVING WITH BI-FOLD DOORS
- CUL-DE-SAC LOCATION
- MODERN EN-SUITE & BATHROOM
- GARAGE & OFF ROAD PARKING
- STUDY & GROUND FLOOR W.C
- NEARBY SCHOOLS & MAINLINE STATION
- KITCHEN / BREAKFAST ROOM & UTILITY

A deceptively spacious five bedroom detached family home, presented to an excellent standard, with a large corner plot, garage and South West facing rear garden. This vastly extended property has accommodation set over three floors and measures approximately 1,750 square feet, internal viewing is absolutely essential ! Internally there is a sizeable entrance hallway with modern ground floor W.C and under-stairs storage space, the kitchen / breakfast room is to the front aspect, with a range of wall and base level units, sink / drainer, integrated fridge / freezer, dishwasher and space for range cooker, with stainless steel extractor hood above. Doorway to side aspect, leading to the utility area, with plumbing for a washing machine. The spacious living room has been extended to provide natural light from two set of bi-folding doors and features a fitted media / storage unit, there is also a separate study / playroom to the ground floor. The first floor landing has a double width airing cupboard and four bedrooms, with the largest room overlooking the rear garden, benefitting from a dressing area with fitted wardrobes, opening to the bedroom with vaulted ceiling and electronically operated Velux windows to the ceiling. The family bathroom is fully tiled with a modern white suite, also an excellent size with an L-shaped layout, including low level W.C, vanity unit wash hand basin, bath and walk in-shower. There is glass balustrading to the staircase, the second floor landing has built-in eaves storage, the Master Bedroom with full height ceiling, measures 18'7" wide with a modern, dual aspect en-suite, with double width shower, vanity unit wash hand basin and W.C. Externally there is an extensive, raised patio area, remainder laid to lawn with a 'wedge' shaped garden, the garage has power & lighting, there is a separate Summerhouse also with power supply, measuring 12'7" x 7'9". This popular cul-de-sac location, is within walking distance of schools, convenience shops, Lake Meadows Park and Billericay Mainline Station & High Street.



Council Tax Band: D



**ENTRANCE HALLWAY**

16'7 x 8'9 reducing to 4'3

**GROUND FLOOR W.C**

**KITCHEN / BREAKFAST ROOM**

16'0 x 9'5

**LIVING ROOM / DINING ROOM**

23'10 x 18'4 reducing to 16'10

**STUDY**

8'5 x 7'6

**CONSERVATORY / UTILITY**

18'2 x 6'2 reducing to 1'8

**FIRST FLOOR LANDING**

8'11 x 5'10 reducing to 3'8

**BEDROOM TWO / DRESSING AREA**

18'7 x 12'0 reducing to 10'7

**BEDROOM THREE**

9'3 x 8'11

**BEDROOM FOUR**

9'4 x 7'7

**FAMILY BATHROOM**

10'1 x 7'9 reducing 5o 5'6

**SECOND FLOOR LANDING**

**BEDROOM ONE**

18'7 reducing to 14'4 x 10'10

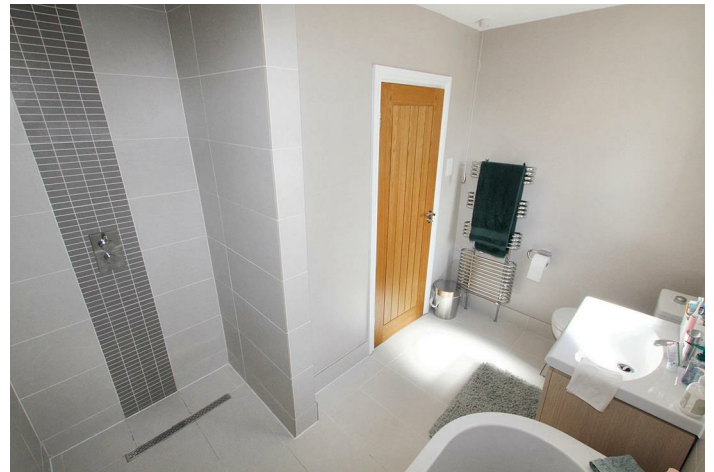
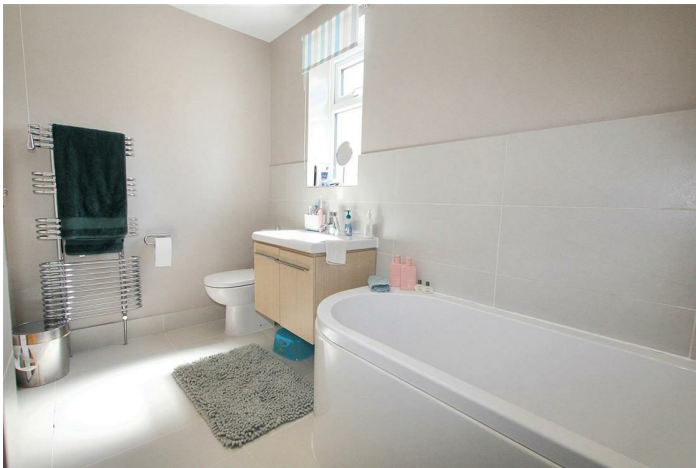
**EN-SUITE SHOWER ROOM**

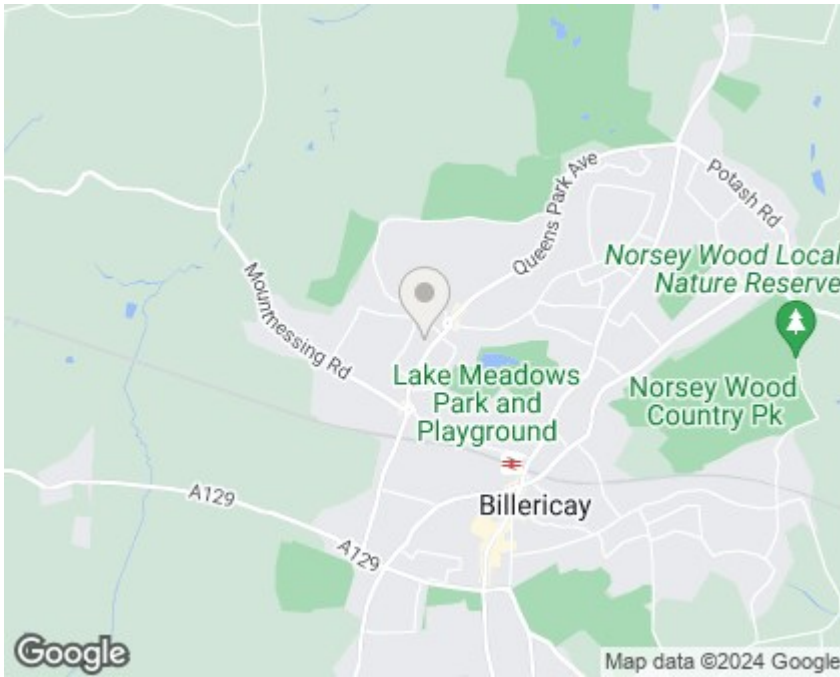
8'3 x 7'8

**SOUTH WEST FACING REAR GARDEN**

**GARAGE**

20'0 x 10'2





## Viewings

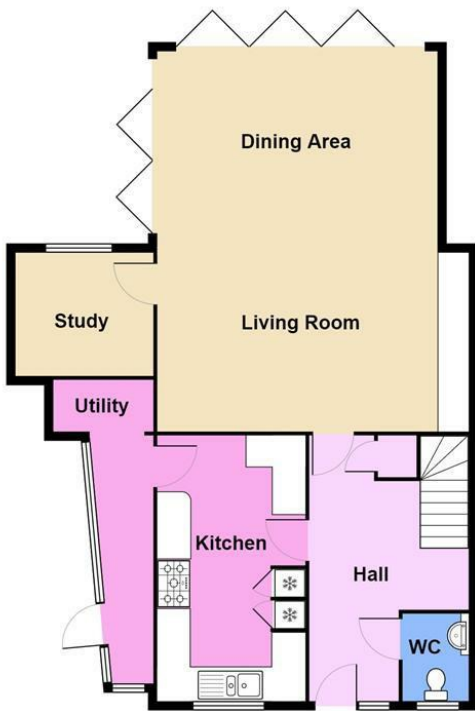
Viewings by arrangement only. Call 01277 626 541 to make an appointment.

## EPC Rating:

D

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D		67	78
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

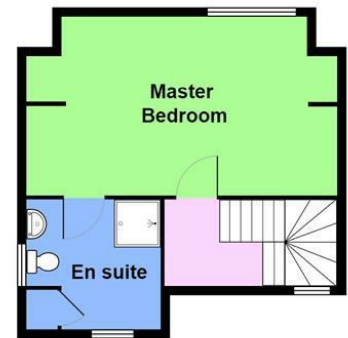
**Ground Floor**  
Area: 78.1 m<sup>2</sup> ... 840 ft<sup>2</sup>



**1st Floor**  
Area: 55.8 m<sup>2</sup> ... 600 ft<sup>2</sup>



**2nd Floor**  
Area: 29.1 m<sup>2</sup> ... 313 ft<sup>2</sup>



Total Area: 162.9 m<sup>2</sup> ... 1753 ft<sup>2</sup>

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.



AIW Energy Assessors Limited  
Energy Performance Certificates | Floor Plans  
T: 01345 445215 | 07814 258496 | E: ianwillson@hotmail.co.uk