



191 Stock Road, Billericay, CM12 0SD

Guide Price £725,000

- NO ONWARD CHAIN
- LOUNGE & DINING ROOM
- FOUR DOUBLE BEDROOMS
- IN NEED OF MODERNISATION
- SPACIOUS HALLWAY & LANDING
- 80FT WEST FACING GARDEN
- ATTACHED GARAGE
- BUTTSBURY / MAYFLOWER AREA
- BATHROOM & SHOWER ROOM
- SCOPE TO EXTEND (STP)

A substantial four bedroom detached property in need of complete modernisation, offering plenty of scope to extend and improve this property, to create the ideal family home in the Buttsbury / Mayflower school area. This popular location in North Billericay, is within walking distance of convenience shops, schools, 300 bus route, leading to Billericay Mainline Station & High Street. Stock Brook Country Club and Norsey Woods Nature Reserve are also within close proximity. The accommodation includes a spacious entrance hallway with built-in storage, ground floor W.C, fitted kitchen with space for appliances, side door access, separate dining room with electric fire to rear aspect, leading to a lean-to conservatory. The dual aspect lounge, measures approximately 26ft in length, with a feature gas fireplace. The sizeable first floor landing leads to four double bedrooms, the first three bedrooms offering built in wardrobes, bedroom four has an airing cupboard, housing the hot water cylinder and separate storage space for the boiler. This property has the advantage of a shower room, which does provide potential for an en-suite if required and a separate family bathroom to the first floor. Externally the property is set back from the road, with an extensive driveway for several vehicles, leading to the attached garage, measuring approximately 18' 8" x 12 ' 8", with rear pedestrian door access to the garden. The West facing rear garden measures approximately 80ft in depth, with established borders and a storage shed, the rest is mainly laid to lawn. Offered for sale with the benefit of NO ONWARD CHAIN, early viewing is strongly advised.



Council Tax Band: E



ENTRANCE HALLWAY

11'10" x 11'10"

GROUND FLOOR W.C

5'4" x 3'0"

KITCHEN

13'4" x 8'7"

DINING ROOM

13'4" x 9'8"

LEAN TO CONSERVATORY

10'4" x 9'6"

LOUNGE

26'2" x 11'10"

GARAGE

18'8" x 12'8"

FIRST FLOOR LANDING

16'1" x 12'0"

BEDROOM ONE

12'9" x 11'10"

BEDROOM TWO

11'10" x 11'9"

BEDROOM THREE

12'9" x 9'8"

BEDROOM FOUR

12'9" x 8'6"

FAMILY BATHROOM

8'5" x 6'10"

SHOWER ROOM

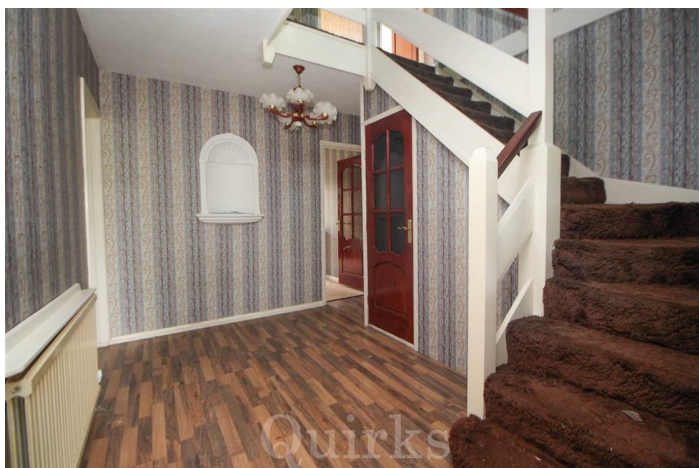
4'7" x 4'7"

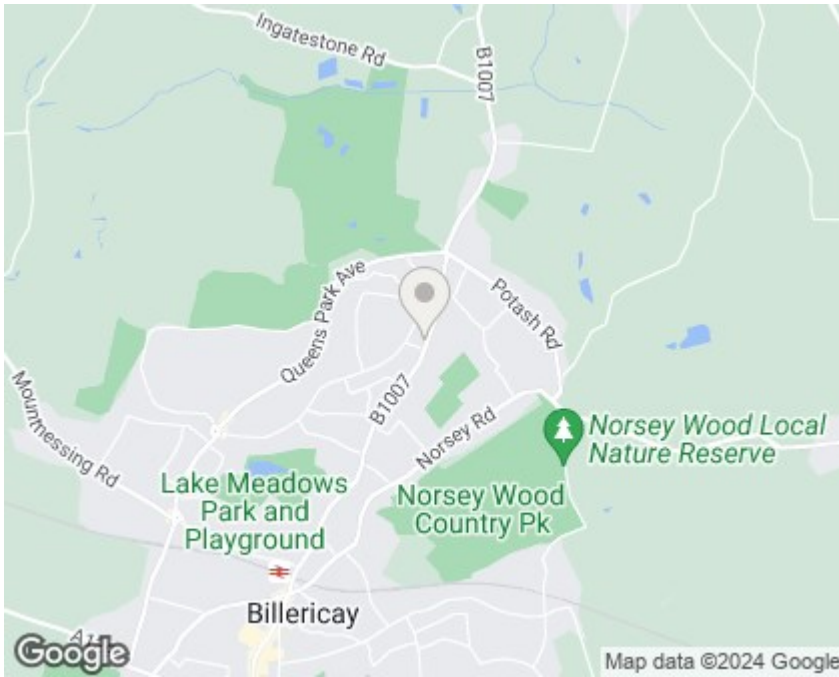
EXTENSIVE DRIVEWAY MEASURING APPROXIMATELY 50

WEST FACING REAR GARDEN

80'0" x 38'0"

COUNCIL TAX BAND E





Viewings

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

EPC Rating:

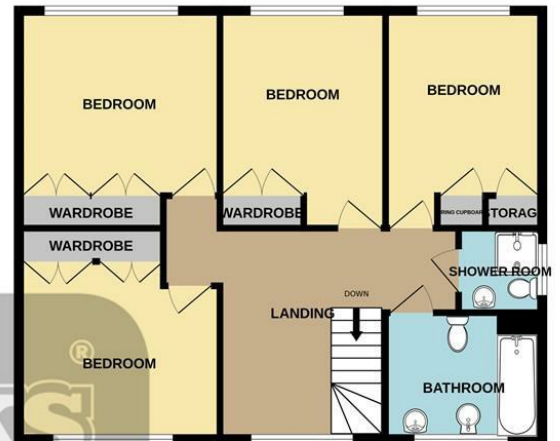
D

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			84
(69-80) C			
(55-68) D		66	
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

GROUND FLOOR
1059 sq.ft. (98.4 sq.m.) approx.



1ST FLOOR
767 sq.ft. (71.3 sq.m.) approx.



TOTAL FLOOR AREA : 1826 sq.ft. (169.6 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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