



## 22 Rosslyn Road, Billericay, CM12 9JN

### Offers In Excess Of £600,000

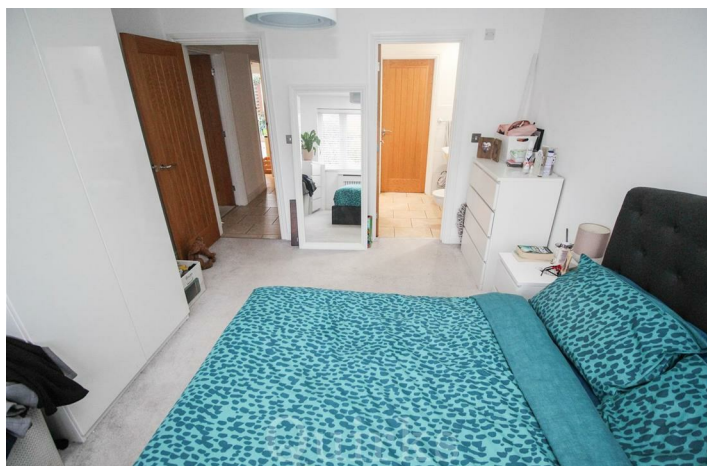
- LOCATED IN ONE OF BILLERICAYS PREMIER ROADS
- BEAUTIFULLY PRESENTED THROUGHOUT
- TWO BEDROOMS
- ENSUITE TO BEDROOM TWO
- LONG DRIVEWAY FOR MULTIPLE VEHICLES
- RARELY AVAILABLE OPPORTUNITY
- FULLY DETACHED BUNGALOW
- JACK AND JILL BATHROOM TO MASTER
- SPACIOUS FITTED KITCHEN / DINER
- NO ONWARD CHAIN



BEAUTIFULLY PRESENTED AND RARELY AVAILABLE DETACHED BUNGALOW IN ONE OF BILLERICAYS PREMIER ROADS. As you enter the bungalow, it becomes immediately apparent, the property has been well looked after and improved throughout, with tiled floor, radiator with cover and smooth ceiling with downlighters. To the front of the bungalow are the two good sized bedrooms, the master having access to a jack and jill bathroom, and the second bedroom having an ensuite shower and fitted wardrobes. To the rear is the well appointed fitted kitchen / diner with eye and base level units with work surfaces over with solid wood work surfaces over, inset sink unit, built in electric oven with gas hob and extractor fan over, integrated fridge/freezer, space for washing machine and dishwasher, tiled floor, smooth ceiling with downlighters, wall mounted combination boiler and French doors onto the rear garden. The lounge has double glazed windows to three aspects, smooth ceiling and two radiators. Externally the property is approached via a long front garden measuring approximately 50' with a long driveway providing off road parking for multiple vehicles, lawned area and mature borders. The compact and low maintenance rear garden has a patio area with lawn beyond. side access to front.



Council Tax Band: E



#### ENTRANCE HALL

10'2" x 9'10" maximum

#### LOUNGE

18'3" x 11'2"

#### FITTED KITCHEN / DINER

18'9" x 9'10"

#### BEDROOM ONE

12'8" x 11'2"

#### JACK AND JILL BATHROOM

7'2" x 5'8"

#### BEDROOM TWO

16' maximum x 10'9"

#### ENSUITE SHOWER ROOM

5'6" x 4'10"

#### REAR GARDEN

30' x 30' approximately

#### FRONT GARDEN

50' approximately

#### LONG DRIVEWAY FOR MULTIPLE VEHICLES





## 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		85
(69-80) C		
(55-68) D	64	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

GROUND FLOOR  
823 sq.ft. (76.5 sq.m.) approx.



TOTAL FLOOR AREA : 823 sq.ft. (76.5 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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