



189 Stock Road, Billericay, CM12 0SD

Offers In The Region Of £840,000

- FOUR BEDROOMS
- DETACHED DOUBLE GARAGE
- CONSERVATORY WITH TILED ROOF
- IN & OUT DRIVEWAY
- SCOPE TO EXTEND (STPP)
- BATH / SHOWER ROOM
- THREE RECEPTION ROOMS
- WEST FACING REAR GARDEN
- SUBSTANTIAL PLOT
- BUTTSBURY / MAYFLOWER SCHOOL AREA

A well maintained four bedroom detached family home, occupying a large West facing plot, in a highly sought after location for Buttsbury & Mayflower Schools and St Johns Independent School. Offered for sale with NO ONWARD CHAIN, this property has huge potential to extend (subject to planning consent being granted) with a 48ft wide frontage, including in & out driveway, with ample parking, a detached double garage and extensive patio behind, measuring 22ft wide from fenced boundary, to side of the house. The established rear garden, measures approximately 80ft in depth and is mainly laid to lawn with flower and shrub beds, two greenhouses, a Summerhouse and storage shed. Internally the accommodation includes a spacious lounge / diner with feature fireplace and large front window providing plenty of natural light, there is also to a separate family room, which could be used as an additional bedroom if required. The modern fitted kitchen, overlooks the rear garden and has granite worksurfaces, integrated fridge, oven and gas hob, there is space for a washing machine. There is a ground floor W.C, study and double glazed conservatory with tiled and insulated roof. The first floor has an impressive, part galleried landing, leading to four double bedrooms and a family bath / shower room. The detached double garage provides excellent storage space and measures 19'7 x 18'4. Ideally located for Stock Brook Manor Country Club, convenience shops, the 300 bus route and Norsey Woods Nature Reserve.



Council Tax Band: E



ENTRANCE HALLWAY

GROUND FLOOR W.C

LOUNGE / DINER

22'3 x 17'0

FAMILY ROOM

20'3 x 8'2

KITCHEN

11'11 x 11'11

STUDY

9'5 x 8'11

DOUBLE GLAZED CONSERVATORY

12'5 x 11'5

PART GALLERIED LANDING

BEDROOM ONE

12'10 x 12'1

BEDROOM TWO

12'8 x 12'2

BEDROOM THREE

12'2 x 9'1

BEDROOM FOUR

12'1 x 8'11

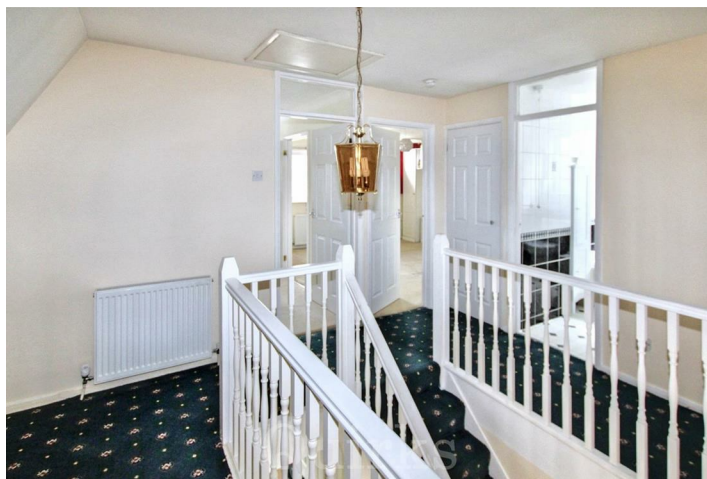
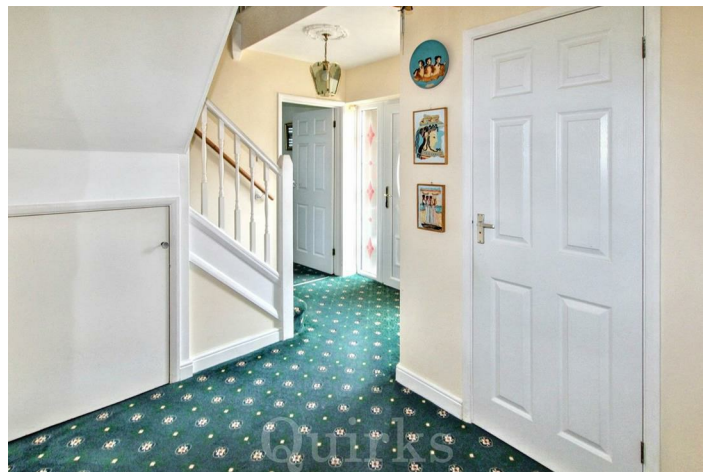
FAMILY BATHROOM

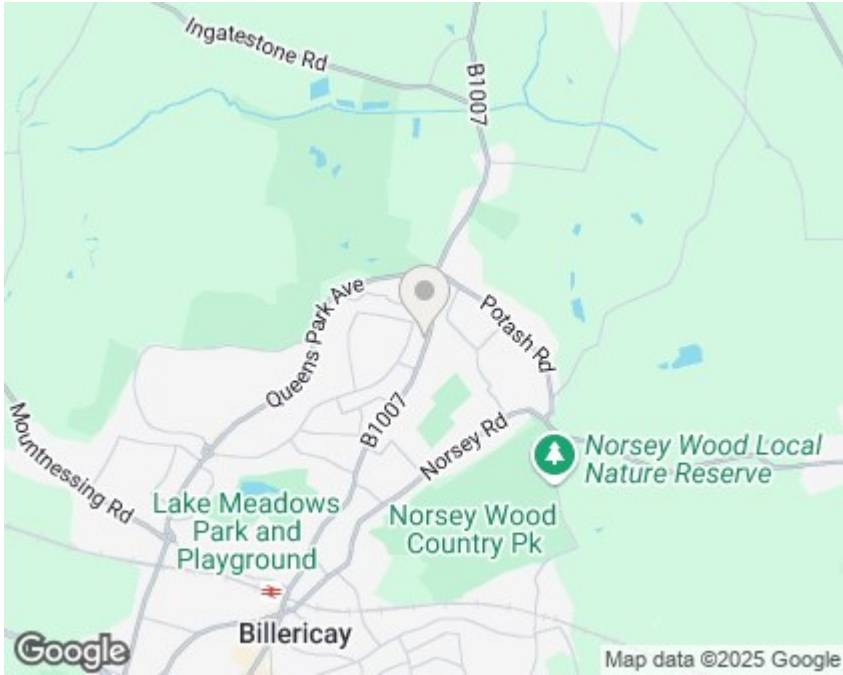
DOUBLE GARAGE

19'7" x 18'4"

WEST FACING REAR GARDEN, 80FT IN DEPTH

80





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	63	80
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC



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.

