



**44 Rosslyn Road, Billericay, CM12 9JN**

**Offers In Excess Of £975,000**

- FIVE BEDROOM DETACHED FAMILY HOME
- KITCHEN / BREAKFAST ROOM & UTILITY
- SOUGHT AFTER LOCATION
- NO ONWARD CHAIN
- CLOSE TO HIGH STREET & MAINLINE STATION
- LARGE INTEGRAL GARAGE
- TWO RECEPTION ROOMS
- SCOPE TO EXTEND FURTHER (STPP)
- QUILTERS SCHOOL CATCHMENT AREA
- 60FT X 60FT REAR GARDEN



A substantial five bedroom detached family home, in a sought after road, within walking distance of the Quilters school, High Street & Mainline Railway Station, being offered for sale with NO ONWARD CHAIN. This extended property includes, a bright and spacious entrance hallway, lounge with South facing aspect and double doors to the dual aspect dining room, with double glazed door to the garden, a well specified kitchen / breakfast room, with granite worksurfaces, sink / drainer, range cooker, fridge / freezer and dishwasher included. The utility room is of an excellent size measuring 14ft x 5'10", with matching units and granite worksurfaces, butler sink, spaces for washing machine and tumble dryer included, double glazed door to the garden. The integral one and half width garage, has power, lighting and electric up and over door, this space also gives potential to create another reception room if required. To the first floor is a split level landing measuring 19ft wide, leading to an impressive Master Bedroom overlooking the rear garden, with en-suite and walk-in wardrobe and four further bedrooms all of an excellent size, served by the modern, fully tiled family shower room, with Aqualisa electric shower. In addition there are built-in wardrobes to bedrooms two & four, as well as extensive loft storage space. Externally the block paved driveway provides space comfortably for 3/4 cars with an EV charging point, leading to the established 60ft x 60ft rear garden, with two side access gates, storage shed and two paved patio areas, there is potential to add a rear extension, with open plan kitchen / living space if required (STPP)



Council Tax Band: F





**ENTRANCE HALLWAY**  
16'8 x 9'9 reducing to 5'2

**GROUND FLOOR W.C**

**KITCHEN / BREAKFAST ROOM**  
13'11 x 12'0

**UTILITY ROOM**  
14'0 x 5'10

**LARGE INTEGRAL GARAGE**  
18'7 x 14'0

**LOUNGE**  
17'5 x 12'11

**DINING ROOM**  
12'3 x 8'10

**FIRST FLOOR LANDING**  
18'6 x 9'6 reducing to 6'3

**BEDROOM ONE**  
17'7 x 14'0 reducing to 11'8

**EN-SUITE SHOWER ROOM**  
7'10 x 7'0

**WALK-IN WARDROBE**  
6'0 x 5'7

**BEDROOM TWO**  
14'2 x 11'5

**BEDROOM THREE**  
11'11 x 8'10

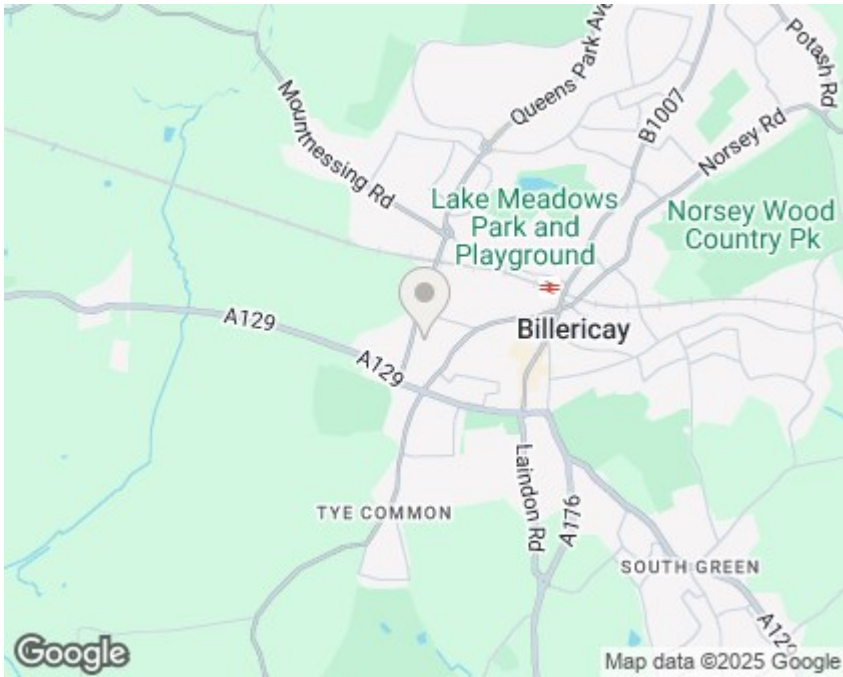
**BEDROOM FOUR**  
11'4 x 10'1

**BEDROOM FIVE**  
12'0 x 7'3

**FAMILY SHOWER ROOM**  
8'8 x 6'1

**REAR GARDEN**  
60 x 60





## Viewings

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

## EPC Rating:

E

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E	54	75
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

Ground Floor  
Area: 96.1 m<sup>2</sup> ... 1035 ft<sup>2</sup>



1st Floor  
Area: 95.9 m<sup>2</sup> ... 1033 ft<sup>2</sup>



Total Area: 192.1 m<sup>2</sup> ... 2067 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.



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