



## Val Kommen Oak Avenue, Crays Hill, Billericay, CM11 2YD

**Guide Price £875,000**

- VASTLY EXTENDED FAMILY HOME
- LARGE UN-OVERLOOKED REAR GARDEN
- INTEGRATED TWO BEDROOM ANNEXE
- SPACIOUS HALLWAY & STUDY AREA
- ACCOMMODATION IN EXCESS OF 2,000 SQ.FT
- PRIVATE ROAD IN THE CRAYS HILL VILLAGE
- FIVE BEDROOMS/SIX BEDROOMS
- LARGE LIVING ROOM WITH FEATURE FIREPLACE
- EN-SUITE & FAMILY BATHROOM TO FIRST FLOOR
- NEARBY AMENITIES AND OPEN COUNTRYSIDE



A rare opportunity to acquire this impressive family home, with accommodation in excess of 2,000 square feet, including an integrated two bedroom annexe, with walk-in wardrobe, own entrance door, shower room, kitchen and living room with French doors to the rear garden. The versatile living space, also includes a 14'4 entrance hallway, study, ground floor bedroom, 26ft lounge / diner, with feature fireplace, kitchen with laminate worktops to the base level units and central island with granite worktop , butler sink, dishwasher and spaces for range cooker, fridge / freezer and washing machine, central island and skylight window to ceiling, double glazed door to the rear garden and extensive patio area. To the first floor, the landing area leads to three double bedrooms, bedroom one has a good size walk-in wardrobe and fully tiled en-suite shower room, the family bathroom also benefits from matching tiling and a modern suite, including bath with electric shower above, built-in airing cupboard and eaves storage space. There is further potential to extend this property, given the already sizeable ground floor footprint. Situated in a quiet and secluded position within the Crays Hill Village, there is off road parking to the front and a wide side access to the garden, this location is also close to open Countryside, convenience store and the A127.



Council Tax Band: E





**ENTRANCE HALLWAY**

14'4 x 8'7

**BEDROOM FOUR**

15'3 x 7'11

**STUDY**

8'2 x 6'1

**LOUNGE / DINER**

26'8 x 12'9

**KITCHEN / BREAKFAST ROOM**

12'9 x 11'0

**ANNEXE BEDROOM ONE**

11'0 x 10'7

**WALK-IN WARDROBE**

**ANNEXE BEDROOM TWO**

10'5 x 8'5

**ANNEXE SHOWER ROOM**

7'11 reducing to 5'0 x 7'1

**ANNEXE KITCHEN**

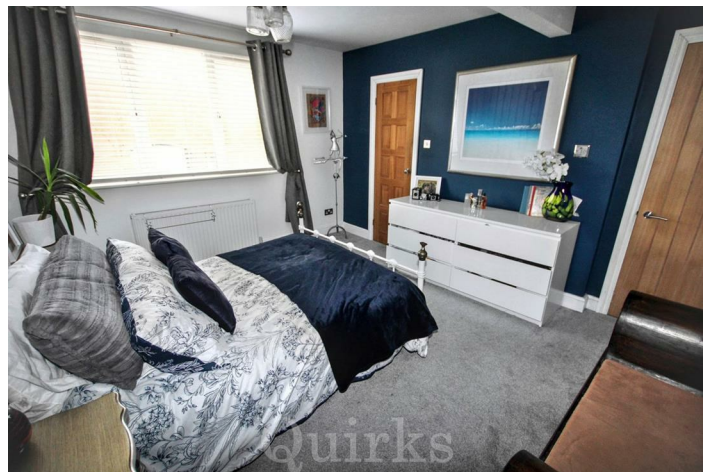
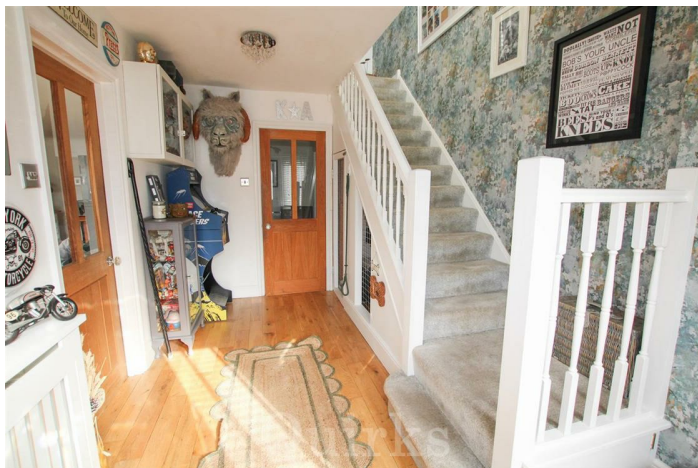
10'9 x 9'2

**ANNEXE LOUNGE**

15'10 x 11'4 reducing to 9'9

**REAR GARDEN WITH FIELDS TO SIDE & REAR ASPECT**

**OWN DRIVEWAY TO FRONT**





## Viewings

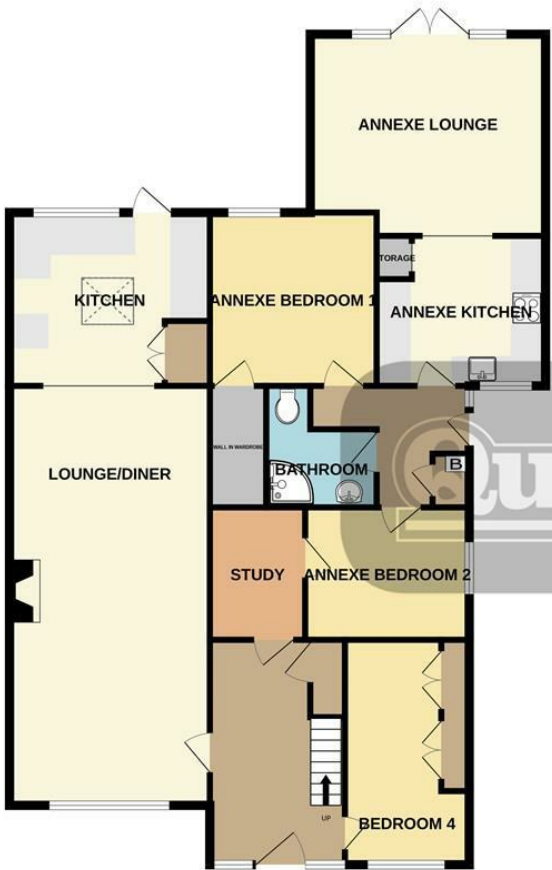
Viewings by arrangement only. Call 01277 626 541 to make an appointment.

## EPC Rating:

C

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C	73	82
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

GROUND FLOOR  
1382 sq.ft. (128.4 sq.m.) approx.



1ST FLOOR  
670 sq.ft. (62.2 sq.m.) approx.



TOTAL FLOOR AREA : 2052 sq.ft. (190.6 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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