



43 Heath Road, Ramsden Heath, CM11 1LZ

Asking Price £680,000

- THREE DOUBLE BEDROOMS
- DETACHED GARAGE & UTILITY ROOM
- KITCHEN / DINER
- SCOPE TO EXTEND FURTHER (STPP)
- POPULAR VILLAGE LOCATION
- EN-SUITE & BATHROOM
- 80FT SOUTH FACING REAR GARDEN
- LIVING ROOM WITH FEATURE WINDOW
- CLOSE PROXIMITY TO SCHOOLS
- NEARBY BUS ROUTE TO MAINLINE STATION

This extended three double bedroom detached family home, sits on a secluded South facing plot within the popular Ramsden Heath Village. There is a beautifully maintained rear garden, with side gate access, paved patio, two storage sheds, detached garage and utility room. The accommodation includes an entrance hallway with under-stairs storage, 22ft living room with a large feature bow window and fireplace, spacious, fully tiled ground floor bathroom with P-shaped bath and Aqualisa shower above, separate W.C. The living space is versatile with a study / playroom, an open plan kitchen / diner, with space for a freestanding oven, fitted extractor hood, integrated dishwasher and fridge/freezer, sink/drainers, breakfast bar, triple aspect windows and patio doors to the rear garden. The staircase rising to the first floor landing, benefits from a large feature side window, providing plenty of natural light. All three bedrooms can accommodate double beds and bedroom one enjoys views over the rear garden, with it's own modern en-suite shower room, fully tiled and including a walk-in double width shower, bedroom two is an excellent size with dual aspect windows and fitted wardrobes. Bedroom three has plenty of eaves storage space and a double built-in wardrobe. Externally the property has recently installed outside lighting, fascias, soffits and guttering. The garage has power and lighting connected, with side pedestrian door access, behind is the utility room with wall and base level units, sink / drainer and spaces for a washing machine and tumble dryer. There is potential to extend this property further, subject to planning consent being granted. This property is within walking distance of The White Horse Pub & Restaurant, Downham C of E Primary School and Brew Heaven Café. For commuters there is the 552 bus route to Billericay Mainline Railway Station, located approximately 2.7 miles from this property.



Council Tax Band: E



ENTRANCE PORCH

HALLWAY

12'8 x 7'4 reducing to 2'8

GROUND FLOOR BATHROOM

7'10 x 6'9

GROUND FLOOR W.C

5'0 x 2'9

LIVING ROOM

22'2 x 11'5

STUDY / FAMILY ROOM

11'11 x 9'9

KITCHEN

11'11 x 8'0

DINING ROOM

12'4 x 11'7

FIRST FLOOR LANDING

9'7 x 4'7 reducing to 3'6

BEDROOM ONE

11'7 x 11'5 reducing to 8'0

EN-SUITE SHOWER ROOM

7'9 x 4'6

BEDROOM TWO

15'10 x 15'5 reducing to 11'3

BEDROOM THREE

15'11 reducing to 5'0 x 12'4

SOUTH FACING REAR GARDEN

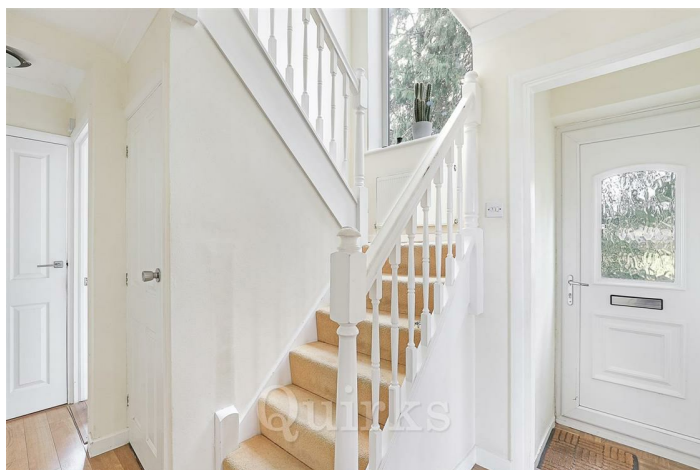
80

DETACHED GARAGE

19'7 x 9'7

UTILITY ROOM

7'2 x 6'1





Viewings

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

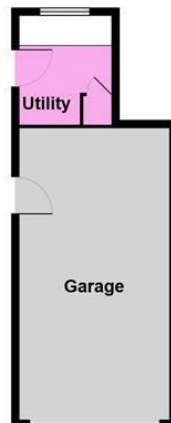
EPC Rating:

D

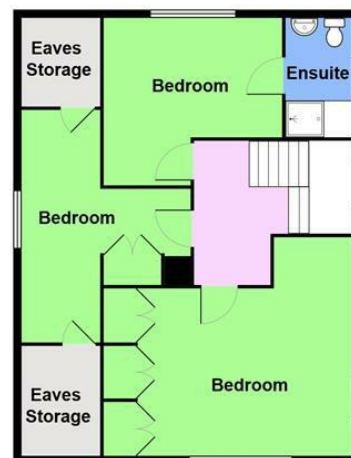
Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D	64	78
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC



Ground Floor
Area: 76.0 m² ... 818 ft²



1st Floor
Area: 60.6 m² ... 653 ft²



Total Area: 159.3 m² ... 1715 ft²

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.