



**304 Outwood Common Road, Billericay, CM11 2LT**

**Guide Price £525,000**

- FOUR BEDROOMS
- BACKING ONTO FIELD
- TWO RECEPTION ROOMS
- LOW MAINTENCE GARDEN
- GARAGE
- DETACHED HOUSE
- ENSUITE TO MASTER
- GOOD SIZE KITCHEN
- DRIVEWAY
- CLOSE TO LOCAL AMENITIES

Located just a short walk from Norsey Woods and well-regarded local schools, this beautifully presented four-bedroom detached home offers spacious, family-friendly living in a sought-after Billericay location. The welcoming entrance hall includes useful understair storage and leads to a bright lounge with a bay window, flowing into the dining room with sliding patio doors to the unoverlooked south-facing garden. The modern kitchen features a breakfast bar and integrated appliances—including fridge/freezer, dishwasher, washing machine, and electric hob with extractor—plus a handy storage cupboard and side access. A ground floor WC adds further convenience. Upstairs, there are four bedrooms, including two doubles. The principal bedroom boasts built-in wardrobes and a stylish en-suite. Bedrooms two and four also have built-in wardrobes, with bedroom four currently used as a dressing room. An airing cupboard is located on the landing. The family shower room was formerly a bathroom and could be easily converted back. The garden backs onto open fields, offering privacy and a peaceful setting. The detached garage includes rear door access and an up-and-over door. A large driveway to the front provides off-road parking for 3-4 vehicles. This is a fantastic opportunity to secure a well-maintained home in a prime location near nature, schools, and amenities.



Council Tax Band: E



Porch

7'1 x 3'8

Entrance Hall

5'8" x 3'0 x 21'0

Lounge

14'4 x 10'7

Dining Room

12'9 x 9'9

Kitchen

12'8 x 11'1

Landing

9'5 x 6'1

Bedroom One

15'9 x 10'7

Ensuite

7'0 x 3'7

Bedroom Two

11'0 x 9'9

Bedroom Three

11'2 x 7'5

Bedroom Four

10'1 x 9'2

Shower Room

7'4 x 3'8

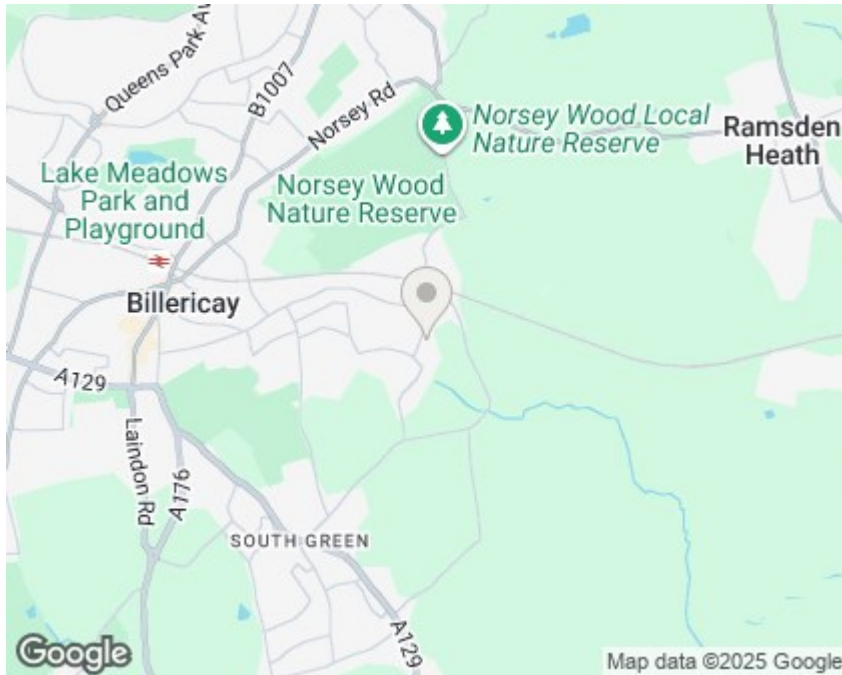
South Facing Garden

43'5 x 31'

Garage

18'9 x 7'3





## Viewings

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

## EPC Rating:

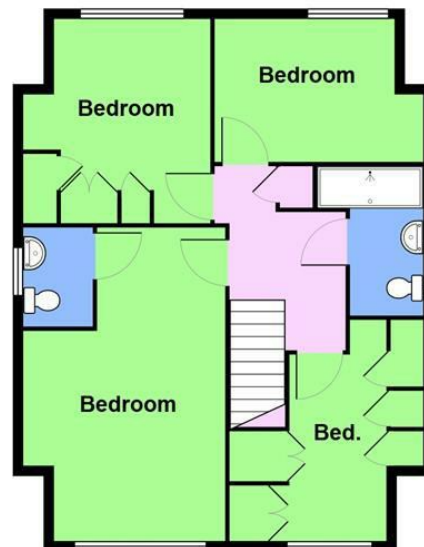
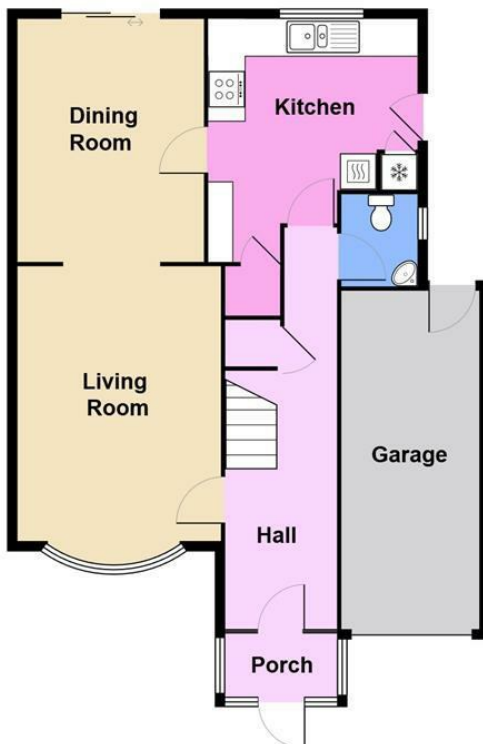
C

| Energy Efficiency Rating                    |                         |           |
|---------------------------------------------|-------------------------|-----------|
|                                             | Current                 | Potential |
| Very energy efficient - lower running costs |                         |           |
| (92 plus) A                                 |                         |           |
| (81-91) B                                   |                         | 86        |
| (69-80) C                                   | 71                      |           |
| (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**  
Area: 67.7 m<sup>2</sup> ... 729 ft<sup>2</sup>



**1st Floor**  
Area: 52.6 m<sup>2</sup> ... 566 ft<sup>2</sup>



Total Area: 120.3 m<sup>2</sup> ... 1295 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.