



## Elm Cottage, Laindon Common Road, CM12 9TJ

**Guide Price £1,295,000**

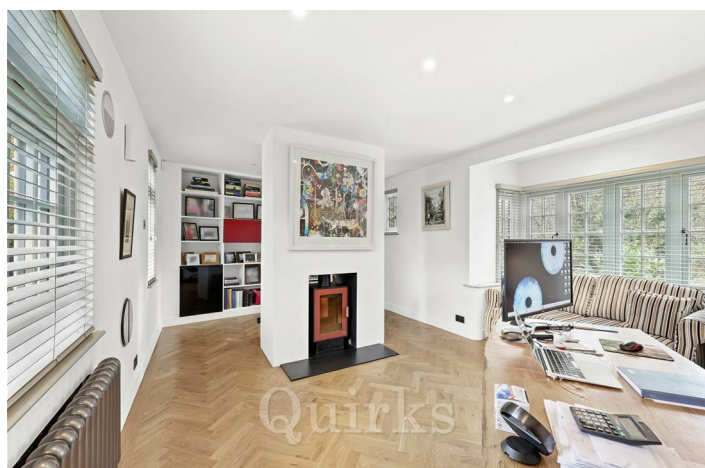
- NO ONWARD CHAIN
- FOUR DOUBLE BEDROOMS
- OPEN PLAN KITCHEN / FAMILY ROOM
- THIRD RECEPTION ROOM
- LANDSCAPED UNOVERLOOKED GARDEN
- CHARACTER FEATURES
- IMMACULATELY PRESENTED
- SEPARATE DINING ROOM
- AMPLE PARKING
- FULLY FITTED GARDEN ROOM / SUMMER HOUSE



Situated along the sought-after Laindon Common Road, this impressive detached home offers the perfect balance of period character and modern living, with no onward chain. Believed to date back over 200 years, the property retains much of its charm with beautiful parquet flooring and two feature log burners, while offering a spacious and contemporary layout ideal for family life. The ground floor comprises a welcoming entrance hall leading to a generous reception room/study, a formal dining room, and a stunning open-plan kitchen and family room with bi-folding doors opening to the garden - perfect for entertaining and everyday living. Upstairs, there are four well-proportioned bedrooms, including a principal suite with dressing area and en-suite, a further en-suite to bedroom two, and a stylish family bathroom. The landscaped rear garden provides an ideal setting for relaxation and outdoor entertaining, complemented by an impressive garden room/summer house complete with a bar, bathroom and bi-folding doors, offering excellent versatility as a guest suite, office or leisure space. To the front, a large driveway provides ample off-street parking. Enjoying a peaceful semi-rural location within easy reach of Billericay High Street, local schools and transport links, this beautifully presented home perfectly combines character, space and modern convenience.



Council Tax Band: E



Entrance Hall

Kitchen / Family Room  
28'7 x 23'7

Downstairs W.C

Dining Room  
15'5 x 15'1

Study / Reception Room  
21'4 x 15'5

Bedroom One  
15'9 x 13'5

Bedroom Two  
15'5 x 12'10

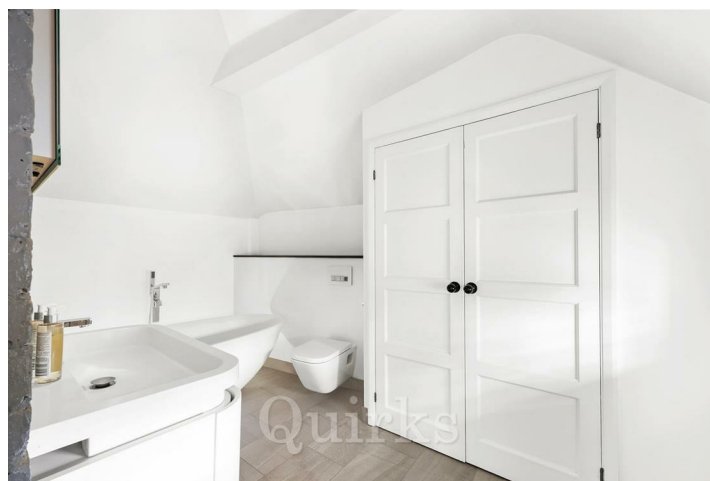
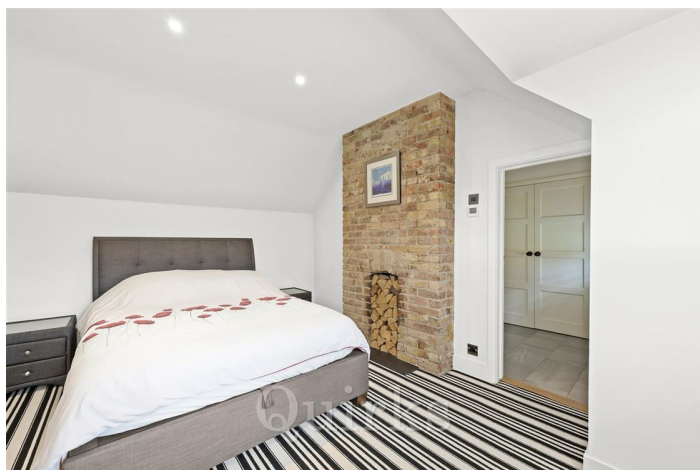
Ensuite

Bedroom Three  
15'1 x 12'6

Bedroom Four  
10'10 x 8'2

Family Bathroom

Garden Room / Summer House  
24'7 x 12'6






## Viewings

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

## EPC Rating:

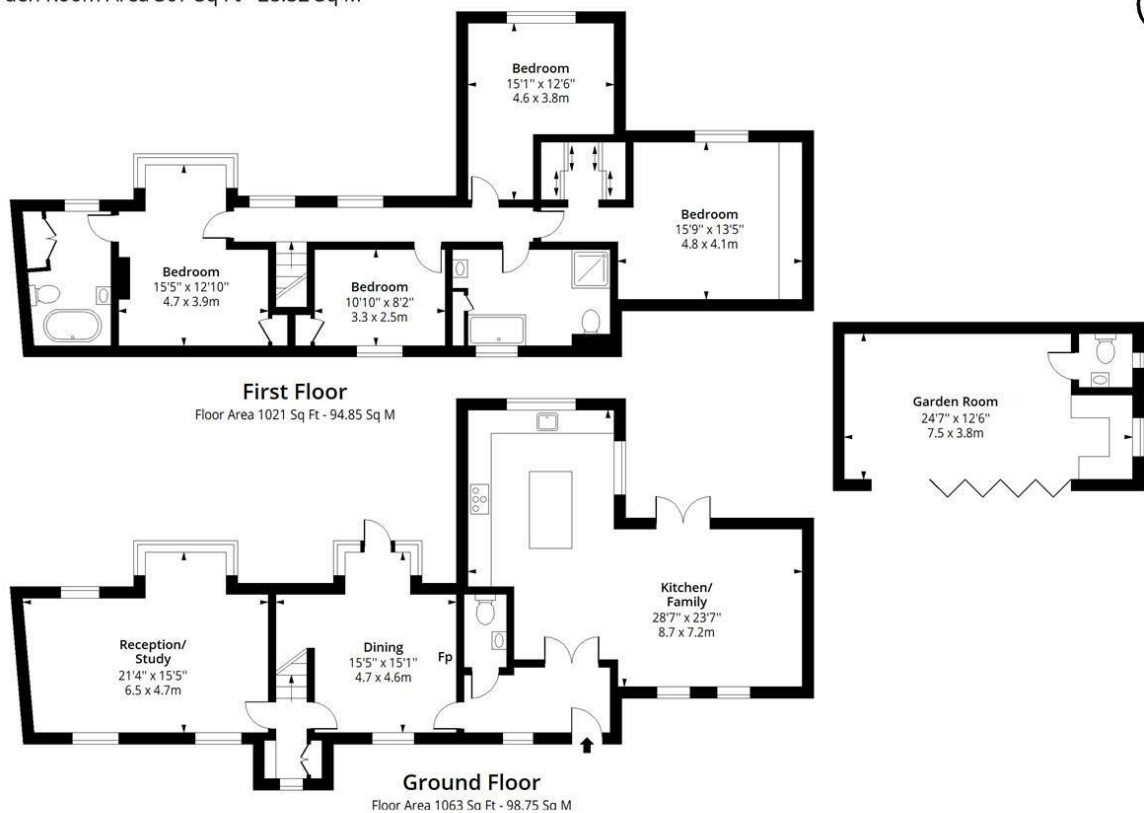
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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			82
(81-91) B			
(69-80) C			
(55-68) D		66	
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

## Laindon Common Road, CM12

Approx. Gross Internal Area 2084 Sq Ft - 193.60 Sq M

Approx. Gross Garden Room Area 307 Sq Ft - 28.52 Sq M



Measured according to RICS IPMS2. Floor plan is for illustrative purposes only and is not to scale. Every attempt has been made to ensure the accuracy of the floor plan shown, however all measurements, fixtures, fittings and data shown are an approximate interpretation for illustrative purposes only. 1 sq m = 10.76 sq feet.

Date: 7/11/2025