



PERIOD
HOMES

London Road, Crays Hill. CM11 2UR

Guide Price £550,000 – £575,000

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Located within the village of Crays Hill with easy access to both Billericay and Wickford is this immaculately presented and characterful home. Having been beautifully modernised by the current vendors the home offers spacious and high quality accommodation. Approached via a private driveway providing ample parking and gated access to the side directly in to the south westerly facing garden.

On entering you are welcomed by a bright entrance hallway, with stairs leading to the first floor. The spacious lounge boasts a feature brick fireplace with log burner perfect for winter evenings. The open plan kitchen and dining room has been recently fitted with a Quooker hot tap and range of integrated Siemens appliances to include induction hob, extractor, fridge freezer and dishwasher. The kitchen leads onto the conservatory with stunning views across the sunny rear garden, both rooms have double patio doors leading to the rear garden. A bathroom with freestanding roll top slipper bath and shower and separate WC complete the ground floor accommodation.

To the first floor the quality of the home continues, with three good size bedrooms, fitted wardrobes to the main bedroom and views from each bedroom over either the rear garden or surrounding farmland.

To the exterior the home offers a wonderful relaxing and secluded patio area with steps leading onto a lawned rear garden of approximately 200ft. In addition to which there is a delightful summer house, two outdoor sheds and a greenhouse, surrounded by mature trees the rear garden offers a tranquil space.

Offered with a complete onward chain. Viewing highly recommended.

Anti-Money Laundering Checks and Legal Support:

A mandatory Anti-Money Laundering (AML) check is required on all buyers and sellers and is facilitated via our legal partner at a cost of £65 per property payable upon instruction. The service also provides access to an unlimited legal advice helpline staffed by qualified solicitors to assist with any questions you may have during your moving journey, and Mover Protection which is designed to help recoup certain costs if your sale or purchase should fail to complete through no fault of your own (terms and limits apply).



London Road

Crays Hill, Billericay. CM11 2UR

GUIDE PRICE £550,000 – £575,000. Located within the village of Crays Hill with easy access to both Billericay and Wickford is this immaculately presented and characterful home.

Council Tax band: D

Tenure: Freehold

EPC Energy Efficiency Rating: C

EPC Environmental Impact Rating: D

- Fantastic potential to further extend (stpp)
- 200ft mature rear garden
- Driveway for four cars
- Spacious open plan kitchen / dining room
- Various outbuildings / summerhouse / storage etc









LONDON ROAD

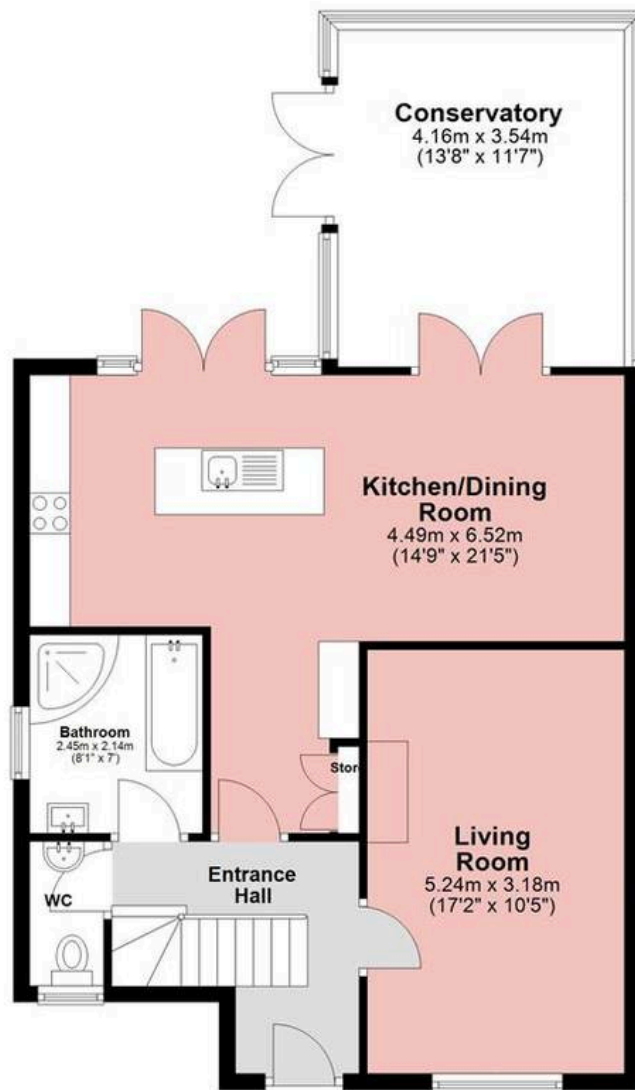
Approx. Gross Internal Area 118 Sq M (1269.6 Sq Ft)



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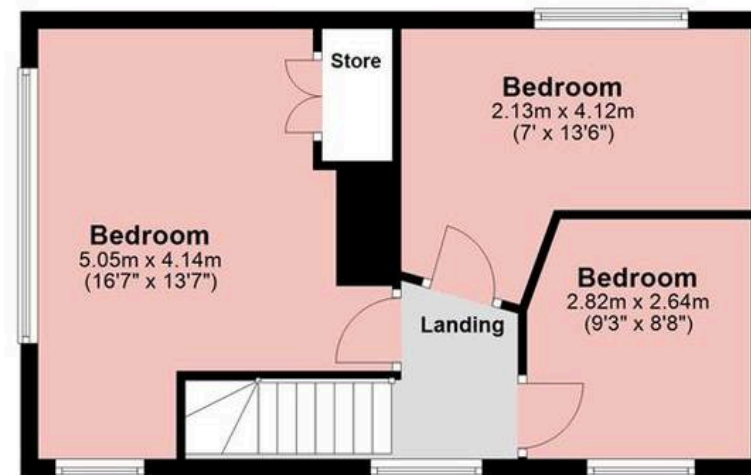
Ground Floor

Approx. 75.6 sq. metres (814.1 sq. feet)



First Floor

Approx. 42.3 sq. metres (455.5 sq. feet)



Measurements are approximate and for illustration purposes only. While we do not doubt the accuracy and completeness, we advise you conduct a careful independent assessment of the property to determine monetary value.

About Us

From charming cottages to country estates, all our homes have a story to tell... 'Period Homes' is one of a kind, an agency dedicated to the sale of character and period properties across Essex.

If you would like to buy a period home but you have a modern home to sell first, we can assist via our sister company, Walkers, which just so happens to have been voted Britain's Best Estate Agency in the British Property Awards. That way, both elements of your move are in the very best of hands.

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periodhomes.co.uk



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