



Glynwood Southend Road, Billericay, CM11 2PT

Asking Price £525,000

- MODERN EN-SUITE & BATHROOM
- INTEGRATED KITCHEN
- SHARED DRIVE TO GARAGE
- REAR EXTENSION AND LOFT CONVERSION
- CLOSE PROXIMITY TO SCHOOLS
- ENTRANCE PORCH & HALLWAY
- OFF ROAD PARKING FOR 3 CARS
- 90FT SOUTH FACING REAR GARDEN
- THREE DOUBLE BEDROOMS
- VIEWS OVER FIELDS NEARBY FIELDS

This extended three double bedroom family home, has excellent accommodation set over three floors, including entrance porch and hallway, ground floor W.C, integrated kitchen, with open plan living space, incorporating a living room, dining area and breakfast room with double glazed patio doors, leading to the 90ft South facing rear garden. There are two double bedrooms to the first floor, with refitted family bathroom and study area. The Second floor has an impressive master suite with fitted wardrobes, built-in eaves storage, dual aspect skylight windows with countryside views and a modern, fully tiled en-suite shower room, with double width walk-in shower. This property is set back from the road with ample parking for 3/4 cars, shared driveway access to the garage, there are storage sheds for additional storage space. The popular Great Burstead area has highly rated schools nearby, convenience shops and pubs / restaurants are also within walking distance. Internal viewing is essential to appreciate this beautifully improved property, with further scope to extend if required (planning consent previously approved for a large 6 metre rear extension in 2016) plans available on request.



Council Tax Band: D



ENTRANCE PORCH

GROUND FLOOR W.C

LIVING ROOM

16'7 x 14

KITCHEN / DINING ROOM

16'7 x 13'1

FIRST FLOOR LANDING

MODERN FAMILY BATHROOM

5'11 x 5'11

BEDROOM THREE

12'0 x 10'4

BEDROOM TWO

12'10 x 10;4

STAIRS TO SECOND FLOOR LANDING

BEDROOM ONE

19'8 x 11'6 max

MODERN EN-SUITE SHOWER ROOM

7'1 x 5'7

OFF ROAD PARKING FOR 3 CARS

SHARED DRIVEWAY TO GARAGE

90FT SOUTH FACING REAR GARDEN





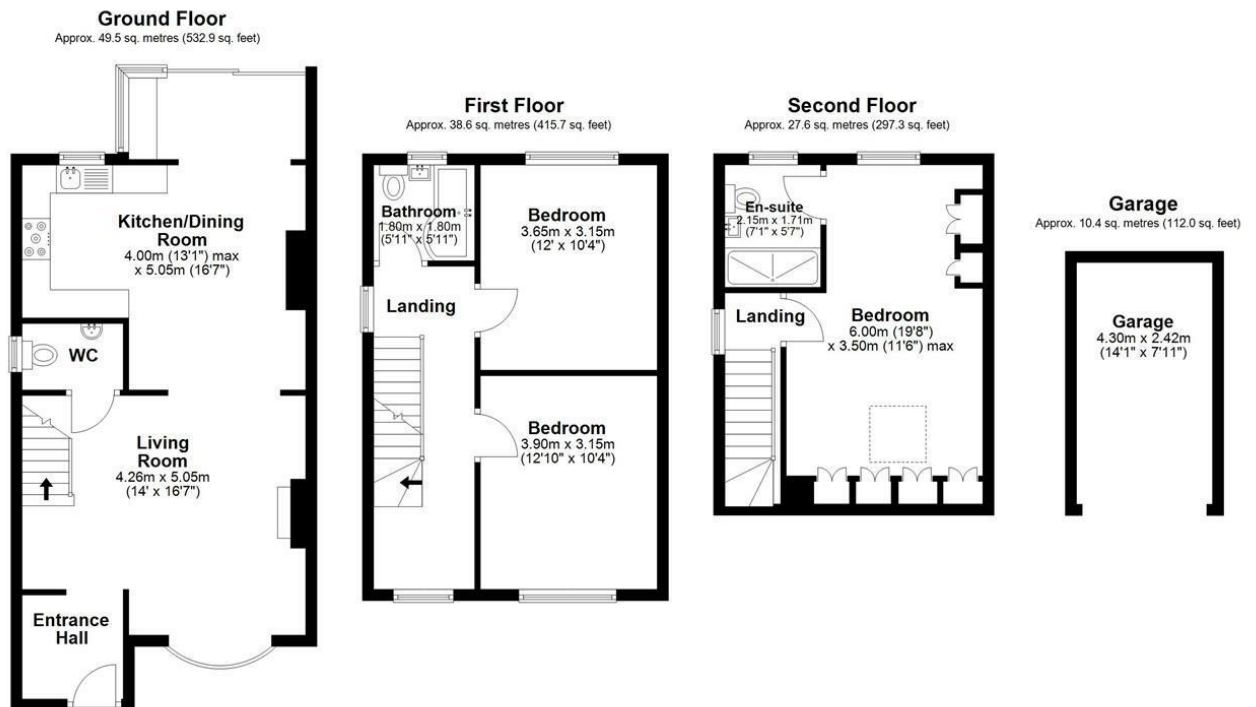
Viewings

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		82
(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



Total area: approx. 126.2 sq. metres (1357.9 sq. feet)

All measurements have been taken as a guide to prospective buyers only and are not precise. This plan is for illustrative purposes only and no responsibility for any error, omission or misstatement. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given. Measurements may have been taken from the widest area and may include wardrobe/cupboard space. No guarantee is given to any measurements including total areas. Buyers are advised to take their own measurements.

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Southend Road