



PERIOD
HOMES

Potash Road, Billericay. CM11 1HG

£775,000

Looking for your next project?

In need of modernisation, this four-bedroom detached home offers fantastic potential (STPP) and sits on a wider-than-average plot.

Approached via a private driveway leading to a detached double garage, Orchard House originally dates back to the mid 1800's and was one of the first homes built on Potash Road. The property benefits from a unique wedge-shaped plot, providing a larger-than-expected garden.

The main front door opens into an open-plan entrance hallway with stairs rising to the first floor. From here, an open-plan sitting room provides access to the remaining reception spaces. The heart of the home is the rear extension, which offers excellent scope to create a superb open-plan kitchen and family room (STPP). There is currently a working kitchen with a door leading to the side of the property, along with an open-plan sitting/dining room. To the front of the home is a snug and a separate office/study, with a shower room accessed from the office.

To the first floor are four good-sized bedrooms, two of which are currently usable, with two requiring finishing. There is also a generous bathroom that requires fitting.

The garden is a true hidden gem, offering outstanding potential for an entertaining space, children's play area, or a tranquil adult retreat. While in need of a full overhaul, both the garden and the property present an exciting opportunity to create a wonderful family home.

Offered with NO ONWARD CHAIN.

Viewing is 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 falls through through no fault of your own (terms and limits apply).

- Detached home with fantastic potential for redevelopment – subject to planning
- In need of modernisation
- Four bedrooms
- Good sized plot



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Council Tax band: F

Tenure: Freehold

EPC Energy Efficiency Rating:

EPC Environmental Impact Rating:

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POTASH ROAD

Approx. Gross Internal Area 196.7 Sq M (2117.6 Sq Ft)

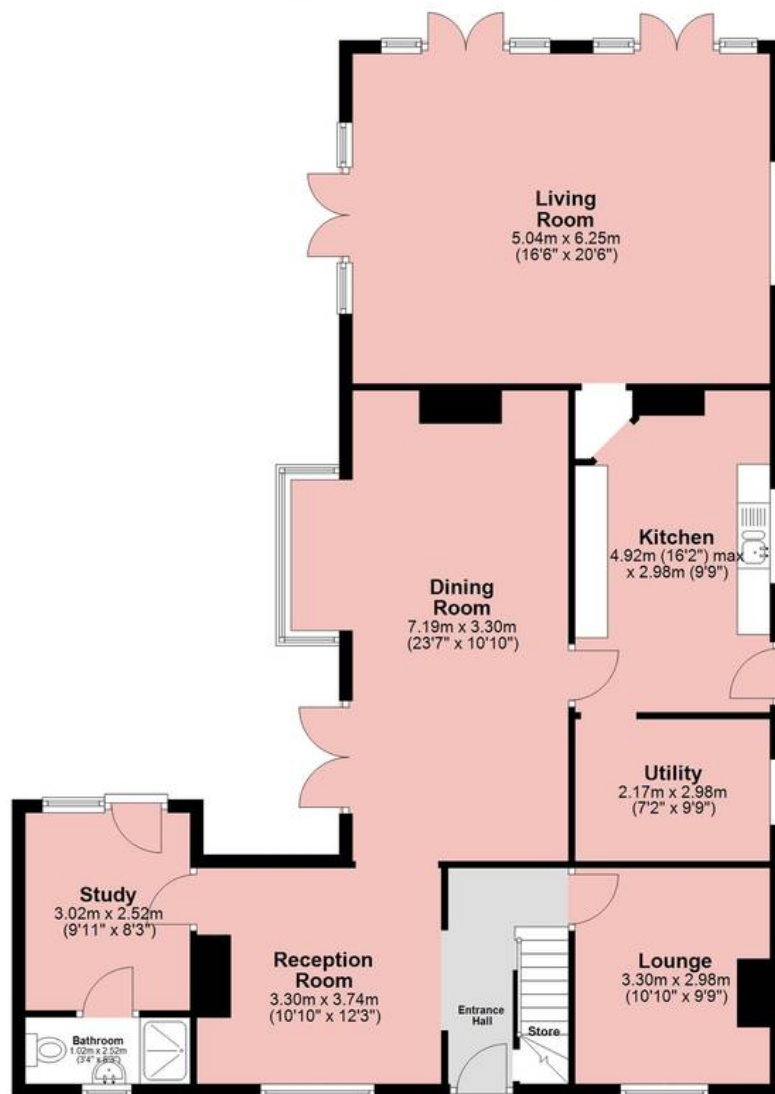


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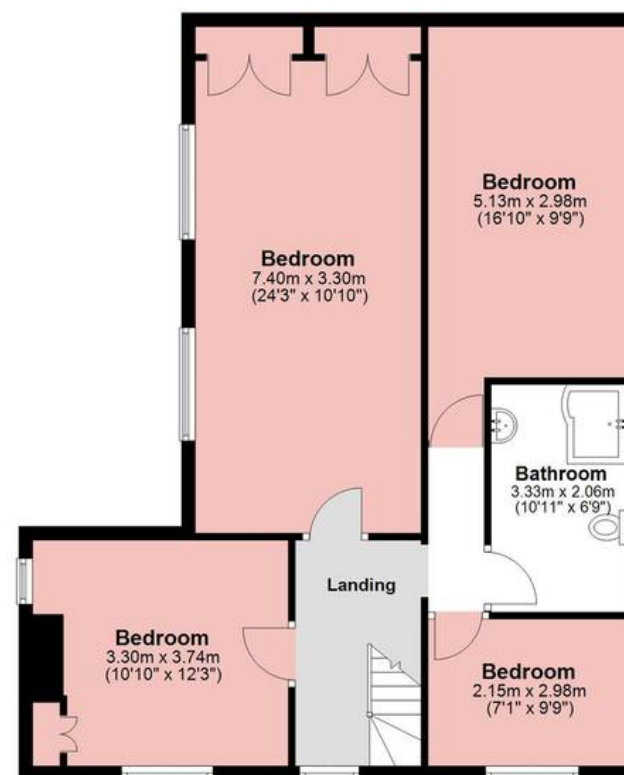
Ground Floor

Approx. 120.0 sq. metres (1291.8 sq. feet)



First Floor

Approx. 76.7 sq. metres (825.8 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.

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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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discreet marketing?

Many people lose out on their dream home to someone in a better position.

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