



## Castledon Road, Downham, Billericay

£775,000

- Living Room 17'4 x 12'8
- Conservatory
- 2 En-suites & Cloakroom
- 1/3 of an Acre
- Kitchen/Breakfast Room 16'10 x 13'3
- 3 Bedrooms
- Large Garage 19' x 19'
- Rear Garden

3 BEDROOM DETACHED BUNGALOW ON APPROX 1/3 OF AN ACRE. LARGE GARAGE & DRIVEWAY. 2 EN-SUITES & CLOAKROOM. SOUGHT AFTER LOCATION. Situated in a sought after semi-rural location is this 3 bedroom detached bungalow on approx 1/3 of an acre with accommodation including living room 17'4 x 12'8, conservatory, kitchen/breakfast room 16'10 x 13'3, 3 bedrooms, 2 en-suites and cloakroom. The property's specification includes double glazed windows and gas fired radiator heating, garden to rear, large garage 19' x 19' and driveway to front providing ample off street parking.



Council Tax Band: F



Double glazed door and double glazed panelling to:

**SPACIOUS ENTRANCE HALL**  
Radiator in casement surround. Karndean finish to floor. Coved ceiling. Built in double storage cupboard.

**BEDROOM TWO**  
13'4 x 10'6  
Double glazed window to front. Radiator in casement surround. Coved ceiling. Fitted double wardrobe cupboard.

**EN-SUITE**  
7'8 x 5'10  
Double glazed opaque window to side. Suite comprising of low level WC, wash hand basin and panel enclosed bath unit with shower and screen. Extensive tiled surround. Shaver point. Radiator/rail.

**CLOAKROOM**  
Suite comprising of low level WC and vanity wash hand basin. Radiator/rail. Extensive tiled surround. Karndean finish to floor.

**BEDROOM ONE**  
13'8 x 12'10  
Two double glazed windows to front with shutters. Range of fitted bedroom furniture. Radiator.

**EN-SUITE**  
Double glazed opaque window to side. Suite comprising of low level WC, wash hand basin and shower cubicle. Radiator/rail. Extensive tiled surround.

**BEDROOM THREE**  
8'6 x 8'  
Double glazed window to side. Radiator. Coved ceiling. Karndean finish to floor.

**LIVING ROOM**  
17'4 x 12'8  
Double glazed windows to side and rear. Radiator in casement surround. Fireplace. Coved ceiling. Double glazed French doors to:

**CONSERVATORY/DINING**  
Double glazed windows to sides and rear. Double glazed French doors to rear garden. Karndean finish to floor.

**KITCHEN/BREAKFAST ROOM**  
16'10 x 13'3  
Double glazed windows to side and rear. Double glazed door to rear. Range of base and wall mounted units providing drawer and cupboard space with Granite work top surface extending to incorporate inset sink unit. Glazed display cupboards. Coved



ceiling. Integrated fridge freezer, dishwasher, washing machine and tumble dryer. Built in oven, hob and extractor fan. Radiator. Karndean finish to floor.

#### REAR GARDEN

Commencing with paved patio to immediate rear with remainder laid to lawn with flower and shrub borders. Decking. Greenhouse. Summerhouse.

#### LARGE GARAGE

19' x 19'

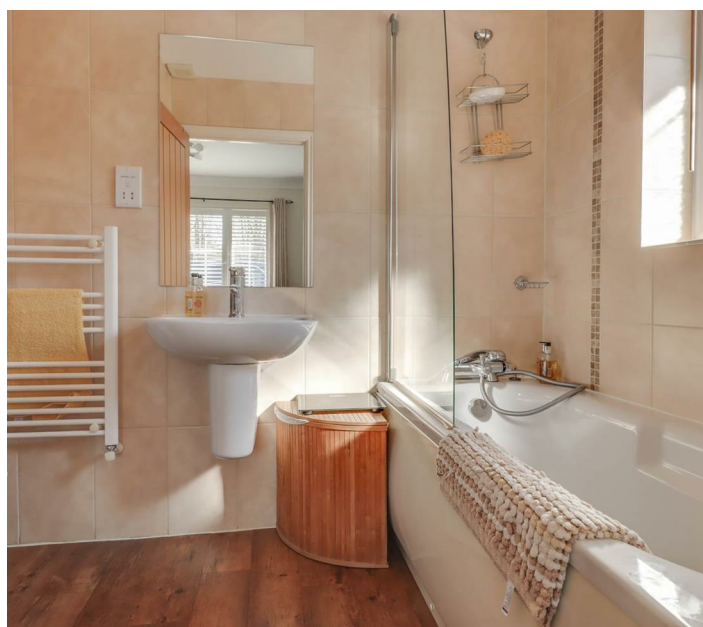
Up and over door to front. Double glazed window to side.

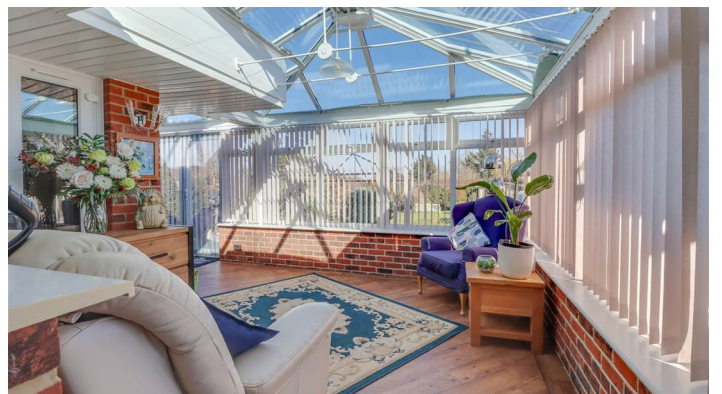
#### DRIVEWAY

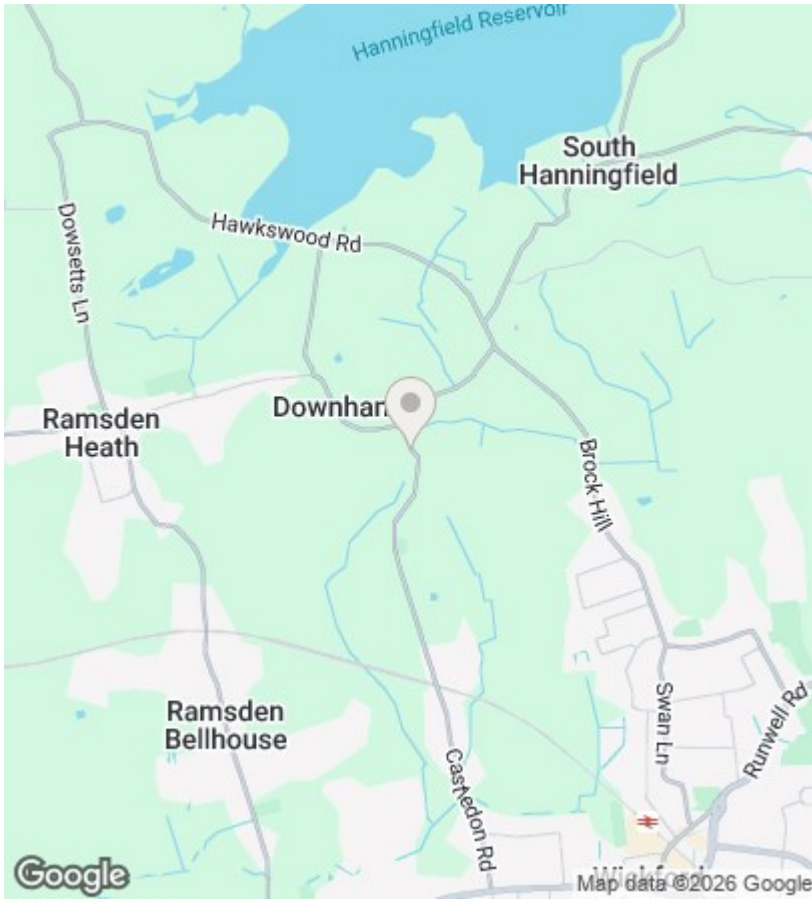
The property benefits from long driveway providing off street parking.

#### DISCLAIMER

PLEASE NOTE - any appliances, fixtures, fittings or heating systems have not been tested by the agent as we are not qualified to do so. We have relied on information supplied by the seller to prepare these details. Interested applicants are advised to make their own enquiries about the functionality.







EPC Rating:

C

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

Ground Floor

