

Walkers
People & Property

Downham Road, Downham, Billericay. CM11 1QH

Guide Price £900,000 - £1,000,000



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Standing in grounds totalling just over 1.25 acres, this established three-bedroom detached bungalow offers considerable potential in the village of Downham. The bungalow and mature garden occupy an exceptionally wide plot of just over a quarter of an acre, with approximately one acre of private woodland included to the rear.

With approximately 89ft of road frontage, a substantial four-car garage and extensive parking, the property will appeal to developers exploring its potential and owner-occupiers looking to create a home tailored to their own needs. It requires modernisation and is offered with no onward chain.

There is scope to update the existing accommodation or consider a more ambitious scheme, including extending the bungalow, redeveloping the residential plot with two new dwellings, or retaining part of the existing property alongside a new dwelling (subject to planning consent). The woodland is subject to a blanket Tree Preservation Order.

An entrance hall leads into accommodation that includes a triple-aspect lounge and separate dining room, providing distinct spaces for relaxing and entertaining. The conservatory overlooks the rear garden, making the most of the established outdoor setting.

The kitchen is fitted with pine units and includes a freestanding cooker, which will remain. A large utility room provides useful additional space and practicality, while the accommodation offers an opportunity to rethink the layout to suit individual requirements.

There are three bedrooms, with an en suite bathroom serving the main bedroom. A separate, fully tiled family bathroom completes the accommodation.

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Outside, a broad gravel driveway provides extensive off-road parking and access to the exceptionally large garage. With capacity for four cars, two front up-and-over doors and a further up-and-over door to the rear, it is particularly well suited to motoring enthusiasts or those requiring substantial storage and hobby space. The rear garden is predominantly laid to lawn, bordered by established shrubs and mature trees. Beyond, the property's own woodland creates an attractive leafy backdrop and adds a distinctive dimension to the grounds.

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).

Council Tax band: F

Tenure: Freehold

EPC Energy Efficiency Rating: E

EPC Environmental Impact Rating: E

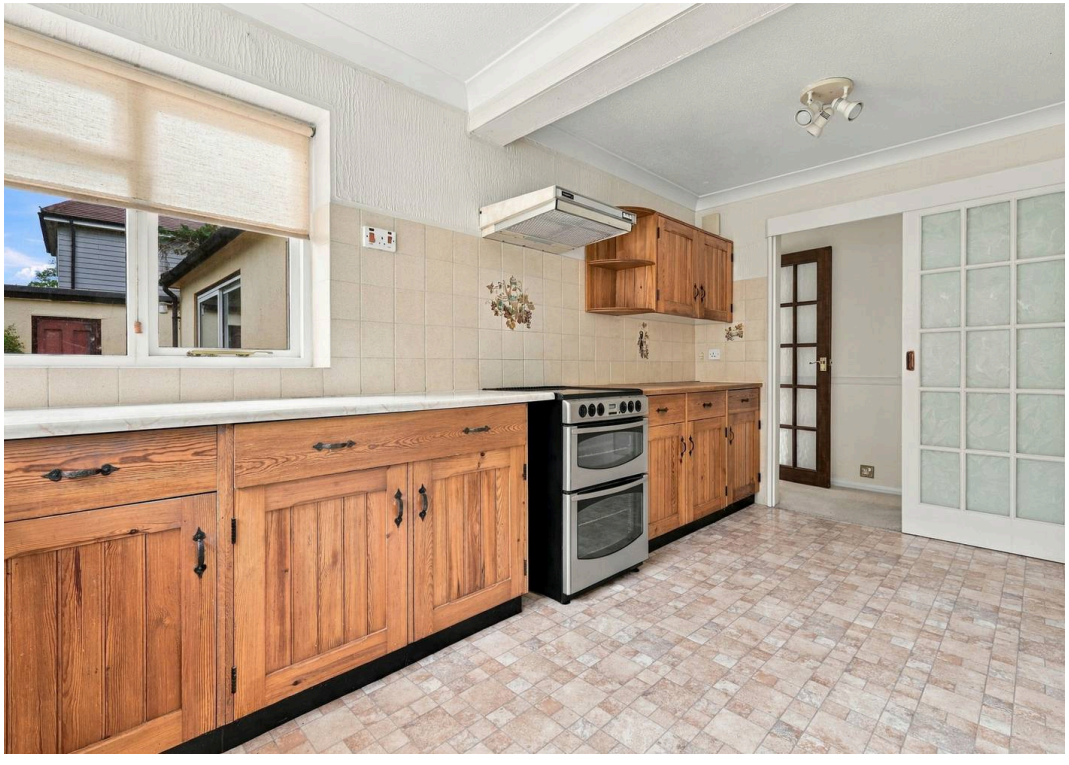
























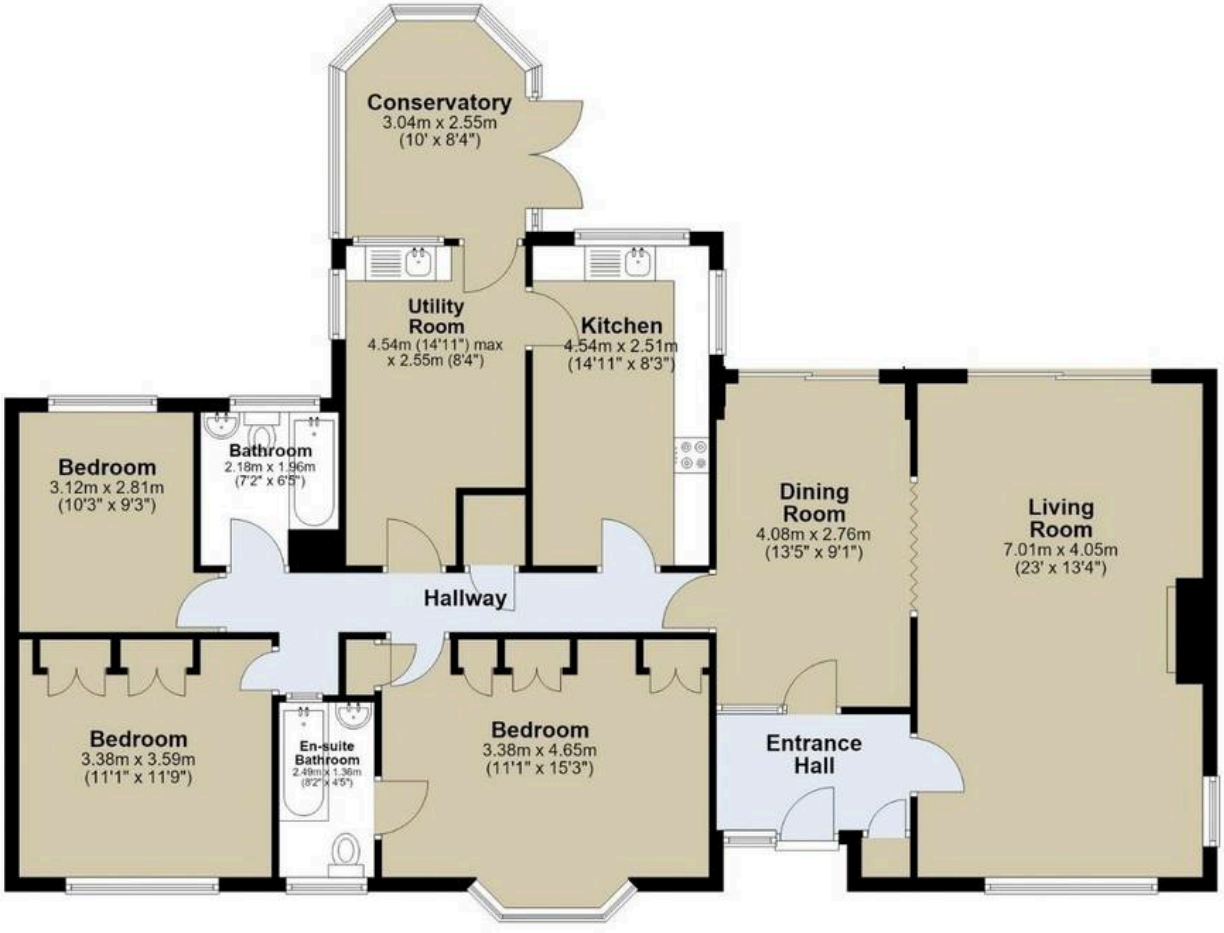
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Total: Approx. Gross Internal Area 183.9 sq metres (1979.6) sq ft

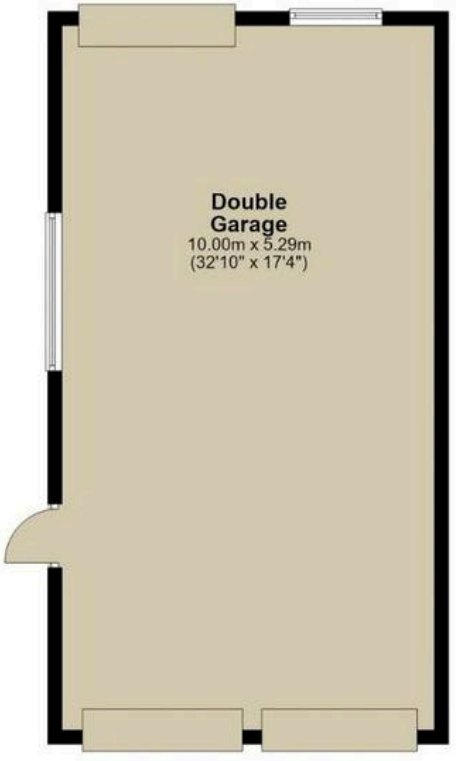
Ground Floor

Approx. 131.0 sq. metres (1410.3 sq. feet)



Outbuilding

Approx. 52.9 sq. metres (569.3 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

Walkers | People & Property is built on a lifelong family passion for homes. Martin, Gillian and Adam Walker lead a respected, professional team who live and breathe all aspects of property. With over 30 years of experience, we understand the moving process on a personal level and are committed to delivering exceptional results. Most of all, helping people move is our hobby, and handing over the keys to excited buyers remains our favourite moment.

Get In Touch

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