



## 257 Mountnessing Road, Billericay, CM12 0EL

Guide Price £500,000

- SEMI - DETACHED BUNGALOW
- EXTENDED TO THE REAR
- BATHROOM WITH 3 PIECE SUITE
- DETACHED GARAGE
- POTENTIAL TO EXTEND (STP)
- TWO BEDROOMS
- SPACIOUS KITCHEN / DINER
- GENEROUS GARDEN
- DRIVEWAY WITH PARKING FOR TWO CARS
- POPULAR LOCATION

Situated along the ever-popular Mountnessing Road, this extended two bedroom detached bungalow offers well-proportioned accommodation, excellent parking and clear potential for further enhancement, subject to the usual consents. The heart of the home is the spacious kitchen/dining area, featuring a bay window, central island, ample storage and space for appliances including a cooker, washing machine and fridge freezer. A side door provides direct access to the driveway and detached garage. The Lounge is a good size and flows through an archway into the rear Sitting room with sliding door access to the garden, allowing for plenty of natural light and a seamless connection to the outside. There are two good-sized bedrooms, with Bedroom One benefiting from built-in wardrobes and ample storage. The bathroom is in good condition and fitted with a three-piece white suite with an over bath shower. A hatch in the hallway provides access to the loft space. Externally, the property enjoys a well-maintained unoverlooked rear garden, along with driveway parking and a detached garage. As demonstrated by neighbouring properties, there is clear scope to extend into the loft (subject to planning permission), offering further potential to add accommodation and value.

 2  1  1  D

Council Tax Band: D



Entrance Hall  
23'4 x 11'5

Lounge  
15'9 x 10'9

Sitting Area  
10'3 x 5'10

Kitchen  
13'- x 11'9

Dining Area  
11'0 x 6'8

Bedroom One  
12'3 x 10'9

Bedroom Two  
10'6 x 8'14

Bathroom  
6'3 x 5'9

Garden  
South West Facing

Detached Garage





## 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) <b>A</b>			
(81-91) <b>B</b>			<b>84</b>
(69-80) <b>C</b>			
(55-68) <b>D</b>		<b>66</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  
893 sq.ft. (82.9 sq.m.) approx.



TOTAL FLOOR AREA : 893 sq.ft. (82.9 sq.m.) approx.

This floor plan is for illustrative purposes only. All representations including measurements, doors, windows and fixtures are approximate and NOT TO SCALE. The total floor area includes all floor space associated with the property including garages and outbuildings as depicted. No appliances or services are confirmed as included or tested.  
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