Quirks
Quirk & Partners®

353 Outwood Common Road, Billericay, CM11 2LZ

Asking Price £595,000

- FOUR BEDROOMS
- NO ONWARD CHAIN
- 80FT WEST FACING REAR GARDEN
- OPEN PLAN KITCHEN / DINER
- SCOPE TO EXTEND (STPP)
- SPLIT LEVEL ACCOMMODATION
- GARAGE & DRIVEWAY
- SPACIOUS LIVING ROOM WITH FRENCH DOORS
- W.C & FAMILY BATHROOM
- NEARBY SCHOOLS & NORSEY WOODS

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Offered for sale with NO ONWARD CHAIN, is this spacious four bedroom detached family home, with an 80FT West facing rear garden, providing potential to extend (subject to planning consent being granted) Well presented, this split level property, offers plenty of reception space, with new carpets fitted to the hallway and living room. The accommodation also includes an open plan kitchen / diner, including built-in appliances and granite worksurfaces, there are double doors flowing through to the living room, which an excellent size and featuring a fireplace, dual aspect windows and French doors leading to the rear garden. The accommodation in excess of 1,400 square feet, also includes a ground floor W.C, naturally light entrance hallway with full height window, staircase rising to the landing area and four bedrooms, also with a bath / shower room, including low level W.C, pedestal wash hand basin, paneled bath and separate shower cubicle, with electric power shower. There is an integral garage, garden shed and loft area, with fitted ladder, providing useful storage space and access to the gas boiler which is approximately five years old. Externally the sunny aspect garden has a retractable awning covering the extensive decking area. To the front of the house is a block paved independent driveway, suitable for several vehicles. Situated near to open countryside and within walking distance of Norsey Woods Nature Reserve, Sunnymede School and convenience shops.

4 1 2 C

Council Tax Band: E

ENTRANCE HALLWAY

GROUND FLOOR W.C

KITCHEN
14'7 x 8'3

DINING ROOM
21'11 x 8'3

DUAL ASPECT LIVING ROOM
21'11 x 14'1

LANDING

BEDROOM ONE
12'1 max x 11'1

BEDROOM TWO
11'3 x 8'11

BEDROOM THREE
14'2 x 7'11

BEDROOM FOUR
8'3 x 5'9

FAMILY BATHROOM
8'6 x 5'2

GARAGE
14'5 x 7'11

OWN DRIVEWAY

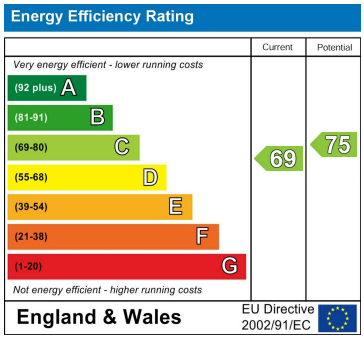
80FT WEST FACING REAR GARDEN

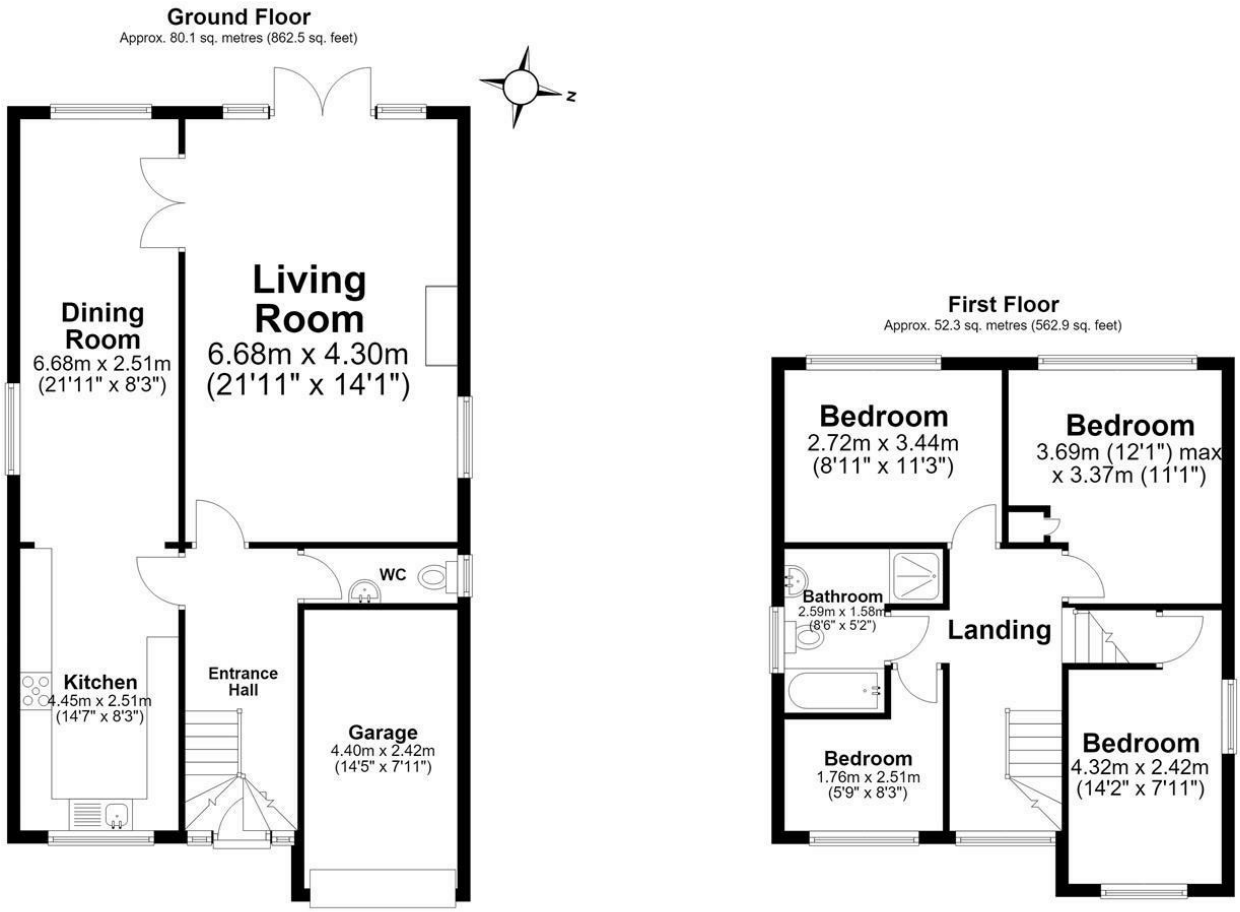
Viewings

Viewings by arrangement only. Call 01277 626 541 to make an appointment.

EPC Rating:

C





Total area: approx. 132.4 sq. metres (1425.4 sq. feet)

All measurements have been taken as a guide to prospective buyers only and are not precise. This plan is for illutrative purposes only and no responsibility for any error, ommison 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.
Floor Plan Drawn According To RICS Guidelines
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