



5 St. Johns Road, Billericay, CM11 1AB

Offers In Excess Of £1,000,000

- DETACHED BUNGALOW
- EXTENSION AND IMPROVEMENT POTENTIAL (STP)
- DOUBLE GARAGE
- RARELY AVAILABLE IN THIS SOUGHT AFTER LOCATION
- 80FT REAR GARDEN
- PRIVATE ROAD LOCATION
- THREE BEDROOMS
- SUBSTANTIAL PLOT
- WALKING DISTANCE OF HIGH STREET & STATION
- IN & OUT CARRIAGE DRIVEWAY

Quirks are delighted to offer this 1930's detached bungalow, in a highly sought after private road, within close proximity of Billericay High Street and Mainline Railway Station. Retaining many period features, including high ceilings, beautifully maintained parquet flooring to the hallway and living areas, there is also feature fireplaces and spacious accommodation throughout. The property offers excellent potential, subject to planning consent being granted, the bungalow sits on a wide plot, extending to 74ft (22m) wide across the front building line, narrow to 60ft wide (18m) across the rear building line, the rear garden is also well maintained, secluded and has an established range of flowers and plants to the borders, measuring approximately 80ft (24m) in depth, with gated side access. This extended bungalow offers three bedrooms, with plenty of fitted wardrobe space, a guest W.C and shower room with a white suite, including large walk-in shower cubicle. There is a naturally light, dual aspect living room, also separate dining room and conservatory, overlooking the rear garden. To the side of the property is an extension, providing a good size kitchen / dining room, with plenty of cupboard space and door access to the front, leading to the gated sideway and detached double garage.



Council Tax Band: F



ENTRANCE HALLWAY

DUAL ASPECT LIVING ROOM

21'1 x 13'7

BEDROOM ONE

14'11 x 11'9

BEDROOM TWO

10'11 c 9'4

BEDROOM THREE

8'5 x 7'9

SHOWER ROOM

7'9 x 5'4

DINING ROOM

10'11 x 9'8

KITCHEN / DINING ROOM

19'4 x 8'7

DETACHED DOUBLE GARAGE

19'2 x 16'4

80FT ESTABLISHED REAR GARDEN

IN & OUT CARRIAGE DRIVEWAY





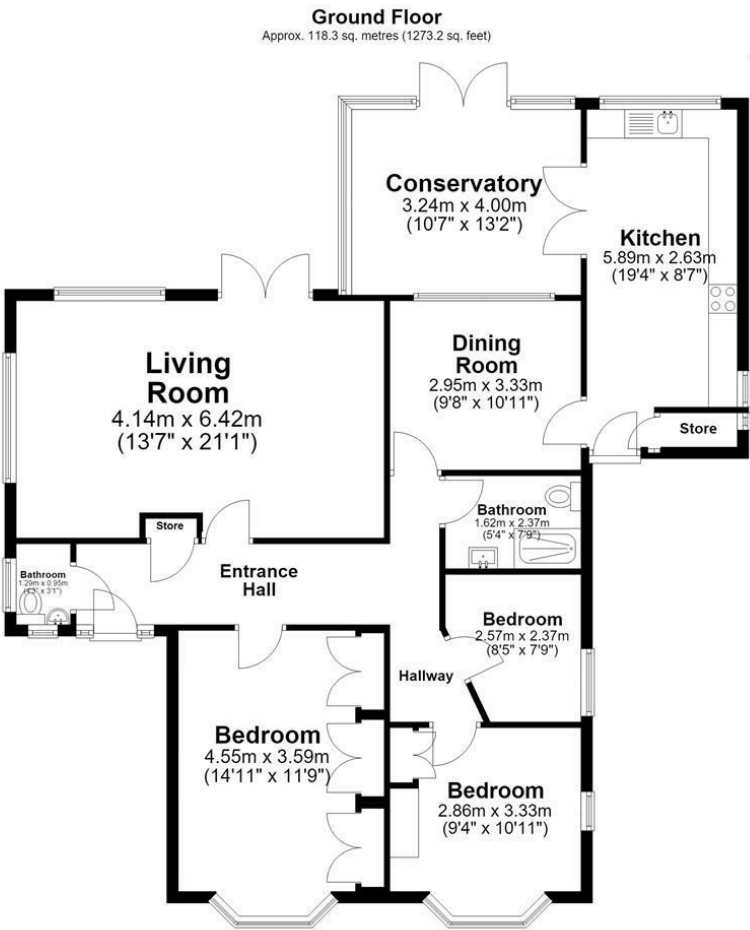
Viewings

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) A		
(81-91) B		82
(69-80) C		
(55-68) D	62	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC



Total area: approx. 147.3 sq. metres (1586.1 sq. feet)

All measurements have been taken as a guide to prospective buyers only and are not precise. This plan is for illustrative purposes only and no responsibility for any error, omission 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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