



7 Harrods Court, Billericay, CM11 2LU

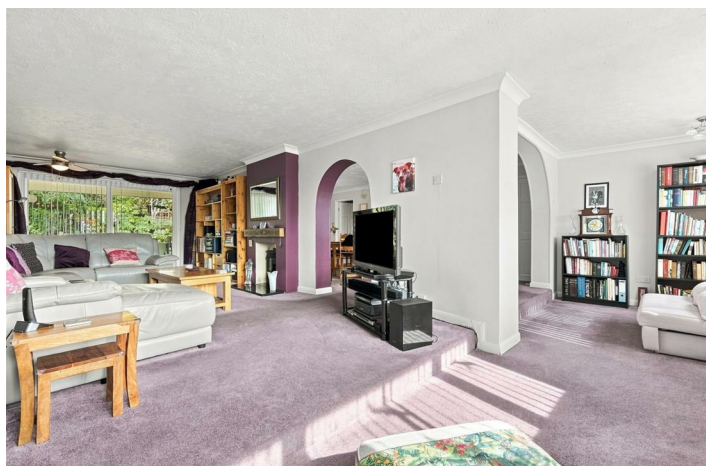
Asking Price £725,000

- FOUR SPACIOUS BEDROOMS
- BED ONE WITH EN-SUITE & DRESSING AREA
- CORNER PLOT WITH DETACHED DOUBLE GARAGE
- CUL-DE-SAC LOCATION NEAR TO SCHOOLS
- WELL MAINTAINED & SUBSTANTIAL FAMILY HOME
- LARGE FAMILY BATH / SHOWER ROOM
- OVER 2,200 SQ.FT OF ACCOMMODATION
- DINING ROOM WITH WOOD BURNING STOVE
- SOUTH WEST FACING REAR GARDEN
- VASTLY EXTENDED FAMILY HOME

A substantial four bedroom family home, occupying a private corner plot, with South West facing rear garden and detached double garage. Harrods Court, is a quiet cul-de-sac in the Sunnymede area of Billericay, which has only four detached properties, this one has been vastly extended to offer impressive living space and total accommodation measuring over 2,200 square feet, including two large reception rooms, with double glazed patio doors, both of these rooms are 30ft long, with a central feature wood burning stove, there is a fitted kitchen to the front aspect, with side door access and integrated induction hob and fan oven, spaces for dishwasher and washing machine, the kitchen opens to a separate breakfast room, also with double glazed patio doors leading to the rear garden. Completing the ground floor is a spacious entrance hallway with built-in understairs storage cupboards, ground floor W.C and well maintained parquet flooring leading through to the breakfast room. To the first floor are four bedrooms, a spacious landing / study area and dressing area. Bedroom one mirrors the ground floor living room and measures 20' x 11'6, with a modern en-suite shower room replaced in 2021. The family bathroom was upgraded at the same time, is also a real stand out feature, measuring 11'4 x 7'6, including a fully tiled modern white suite, with large walk-in shower and separate bath. In addition there is a 32ft wide loft room, with plenty of eaves storage space, Velux windows to front and rear aspects and a cupboard housing the gas boiler (untested) this room gives potential for a straight forward conversion into a fifth bedroom, with space for an en-suite if required (subject to building regulation approval) Externally the corner plot, provides a wrap around garden to the house, with a shared access driveway to the side, leading to a gated entrance to the established rear garden and detached double garage, with power, lighting and two up and over doors. The covered patio area, creates an excellent outdoor entertaining space, which is usable all year round. This property has been in the same family ownership for approximately 28 years and simply must be viewed in person to appreciate the overall size of accommodation. Harrods Court is conveniently located to Norsey Woods Nature Reserve, nearby schools and convenience shops, whilst still in commuting distance to Billericay Mainline Station.



Council Tax Band: E



ENTRANCE HALLWAY

16'7 x 6'4

GROUND FLOOR W.C

5'8 x 2'8

DINING ROOM WITH WOOD BURNING STOVE

20'8 x 10'10

L-SHAPED LIVING ROOM

28'3 x 22'8 reducing to 11'5

KITCHEN

11'10 x 7'1

BREAKFAST ROOM

13'5 x 8'6

FIRST FLOOR LANDING / STUDY AREA

21'7 x 5'1

BEDROOM ONE

20'8 x 11'6

EN-SUITE SHOWER ROOM

9'6 x 7'3

DRESSING AREA

10'9 x 6'8

BEDROOM TWO

12'3 x 10'10

BEDROOM THREE

10'10 x 8'8 max

BEDROOM FOUR

10'10 x 8'6 max

FAMILY BATH / SHOWER ROOM

11'6 x 7'7

LOFT ROOM / STUDY / SITTING ROOM

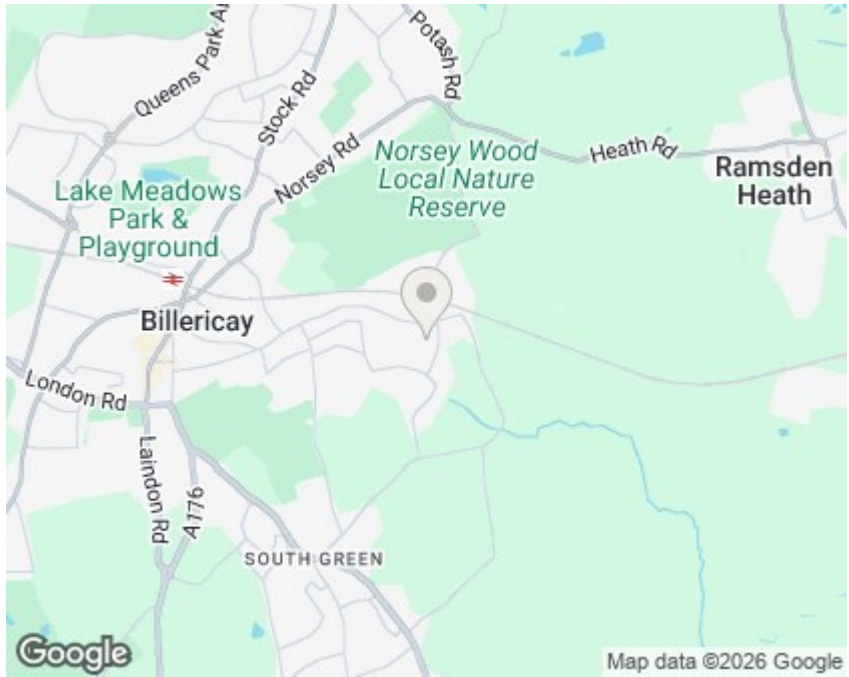
32 x 8'7

SOUTH WEST FACING REAR GARDEN

DETACHED DOUBLE GARAGE

21'8 x 16'8 max





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		
(69-80) C		
(55-68) D	68	80
(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. 240.6 sq. metres (2590.2 sq. feet)

This floor plan has been created by a third party and should be used as a general outline for guidance only. Any areas, measurements or distances quoted are approximate and any intending purchaser or lessee should satisfy themselves by inspection, searches, enquiries and/or full survey as to the correctness of each statement. We accept no responsibility or liability for any loss whatsoever that may arise as a result of this plan and the information contained within.

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Harrods Court