



98 Grange Road, Billericay – CM11 2RL

£800,000 Freehold

Welcome to this rare opportunity to acquire a substantial five-bedroom detached family home, set on a generous 0.42-acre plot (approximate), offering an exceptional blend of space, versatility and comfort.

Council Tax band: F Tenure: Freehold EPC Energy Efficiency Rating: B EPC Environmental Impact Rating: B



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Entrance Hall

Lounge : 18' 9" x 13' 0" (5.72m x 3.96m)

Kitchen : 16' 10" x 12' 11" (5.13m x 3.94m)

Dining Room : 12' 0" x 11' 8" (3.66m x 3.56m)

Reception/Playroom : 15' 3" x 7' 1" (4.65m x 2.16m)

Study : 6' 11" x 8' 9" (2.11m x 2.67m)

Ground Floor Shower Room

Landing

Primary Bedroom Suite : 15' 0" x 11' 11" (4.57m x 3.63m)

Dressing Room : 6' 2" x 5' 6" (1.88m x 1.68m)

En-suite : 7' 1" x 5' 10" (2.16m x 1.78m)

Bedroom Two : 11' 9" x 11' 8" (3.58m x 3.56m)

Bedroom Three : 8' 11" x 13' 2" (2.72m x 4.01m)

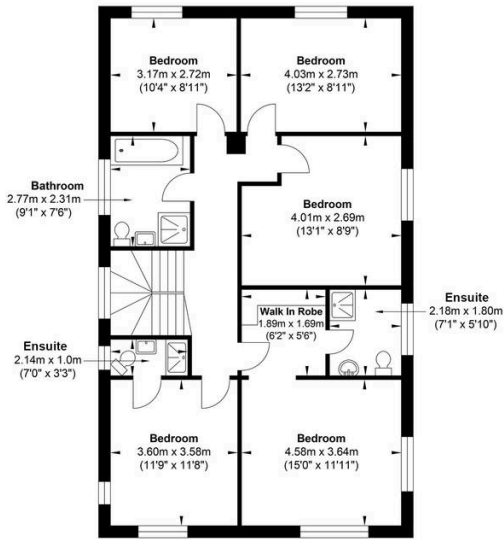
Bedroom Four : 10' 4" x 8' 11" (3.15m x 2.72m)

Bedroom Five : 13' 1" x 8' 9" (3.99m x 2.67m)

Family Bathroom : 7' 1" x 7' 6" (2.16m x 2.29m)



Ground Floor



First Floor

Gross Internal Floor Area : 216.35 m2 ... 2328.77 ft2

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.