



PERIOD
HOMES

Potash Road, Billericay, CM11 1HG

£800,000

Orchard House, Potash Road

Billericay. CM11 1HG

Council Tax band: F

Tenure: Freehold

EPC Energy Efficiency Rating:

EPC Environmental Impact Rating:

- Detached home with fantastic potential for redevelopment - subject to planning
- In need of modernisation
- Four bedrooms
- Good sized plot
- No onward chain





Orchard House, Potash Road

Billericay. CM11 1HG

Looking for your next project?

In need of modernisation, this four-bedroom detached home offers fantastic potential (STPP) and sits on a wider-than-average plot.

Approached via a private driveway leading to a detached double garage, Orchard House originally dates back to the mid 1800's and was one of the first homes built on Potash Road. The property benefits from a unique wedge-shaped plot, providing a larger-than-expected garden.

The main front door opens into an open-plan entrance hallway with stairs rising to the first floor. From here, an open-plan sitting room provides access to the remaining reception spaces. The heart of the home is the rear extension, which offers excellent scope to create a superb open-plan kitchen and family room (STPP). There is currently a working kitchen with a door leading to the side of the property, along with an open-plan sitting/dining room. To the front of the home is a snug and a separate office/study, with a shower room accessed from the office.

To the first floor are four good-sized bedrooms, two of which are currently usable, with two requiring finishing. There is also a generous bathroom that requires fitting.

The garden is a true hidden gem, offering outstanding potential for an entertaining space, children's play area, or a tranquil adult retreat. While in need of a full overhaul, both the garden and the property present an exciting opportunity to create a wonderful family home.









POTASH ROAD

Approx. Gross Internal Area 196.7 Sq M (2117.6 Sq Ft)

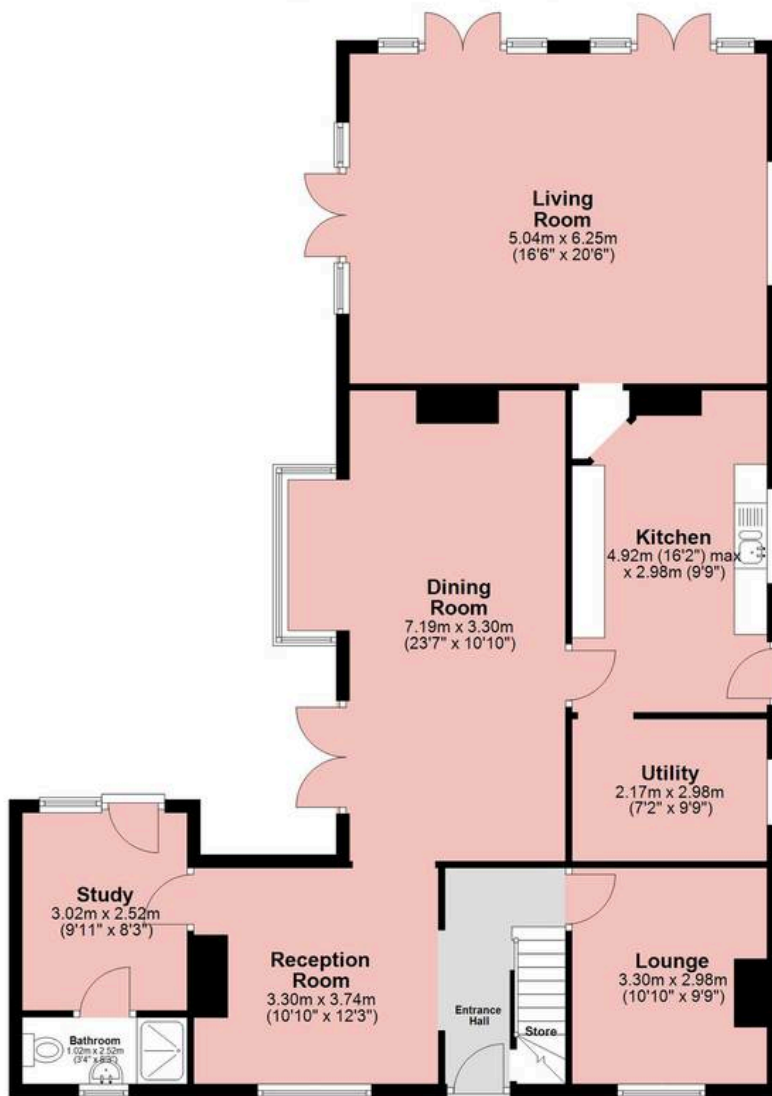


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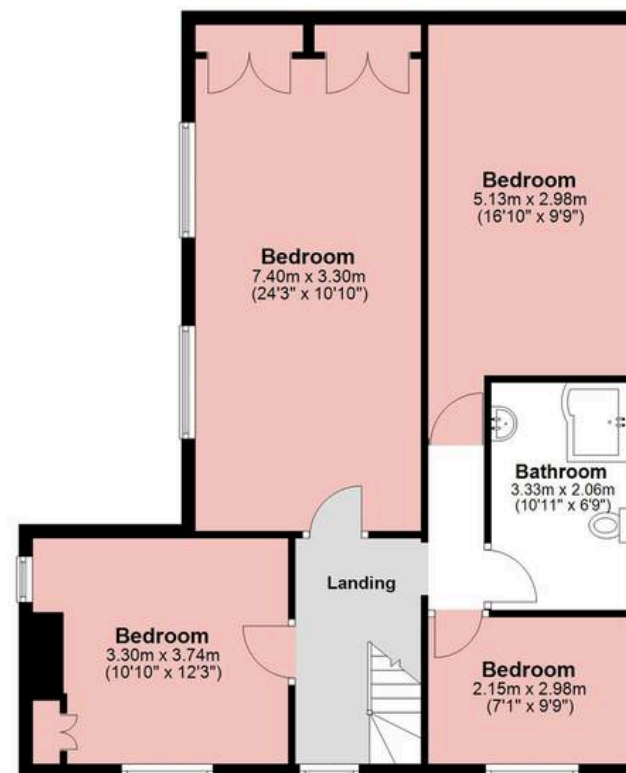
Ground Floor

Approx. 120.0 sq. metres (1291.8 sq. feet)



First Floor

Approx. 76.7 sq. metres (825.8 sq. feet)



Measurements are approximate and for illustration purposes only. While we do not doubt the accuracy and completeness, we advise you conduct a careful independent assessment of the property to determine monetary value.

About Us

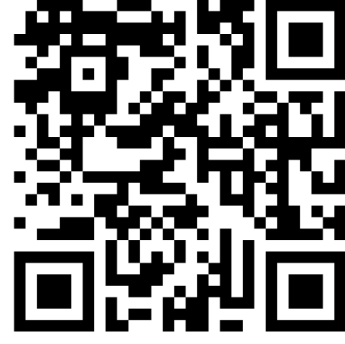
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PERIOD
HOMES



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