



32 South Ridge, Billericay, Essex, CM11 2ER

Offers In Excess Of £550,000

- EXTENDED FAMILY HOME
- NEAR TO SHOPS AND STATION
- LARGE RECEPTION HALL
- FITTED KITCHEN
- CONSERVATORY
- SUNNYMEDE AREA
- FOUR BEDROOMS
- SPACIOUS LOUNGE
- DINING ROOM
- LARGE GARAGE

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EXTENDED FAMILY HOME, CLOSE TO STATION AND SUNNYMEDE SCHOOL. Once inside the very spacious reception hall, stairs rise to the first floor, wood flooring, courtesy door to garage. double doors lead into the spacious lounge, with double glazed sliding patio doors into the conservatory, having double glazed door onto the rear garden. The fitted kitchen has eye and base level units with work surfaces over incorporating one and a half bowl sink unit, built in electric oven with five ring gas hob and extractor fan over, integrated dishwasher, fridge freezer and space for washing machine, laminate flooring. To the rear is a dining room with double glazed door to side, laminate flooring and door into the ground floor cloakroom. On the first floor are four good size bedrooms, bathroom and separate W.C. Externally the property is approached via a large block paved driveway providing off road parking for several vehicles, leading to large integral garage measuring 19' 7" > 15' 11 x 13' 8". The rear garden has a paved patio with the remainder being mostly laid to lawn, courtesy door to garage.



Council Tax Band: D



RECEPTION HALL

14'7" x 8'2"

LOUNGE

19'1" x 12'0"

FITTED KITCHEN

12'9" x 8'2"

DINING ROOM

13'2" x 9'10"

CONSERVATORY

10'6" x 8'11"

GROUND FLOOR CLOAKROOM

BEDROOM ONE

13'3" x 9'9"

BEDROOM TWO

12'1" x 10'6"

BEDROOM THREE

12'6" x 8'9"

BEDROOM FOUR

8'9" x 8'7"

BATHROOM

6'4" x 4'10"

SEPARATE W.C

INTEGRAL GARAGE

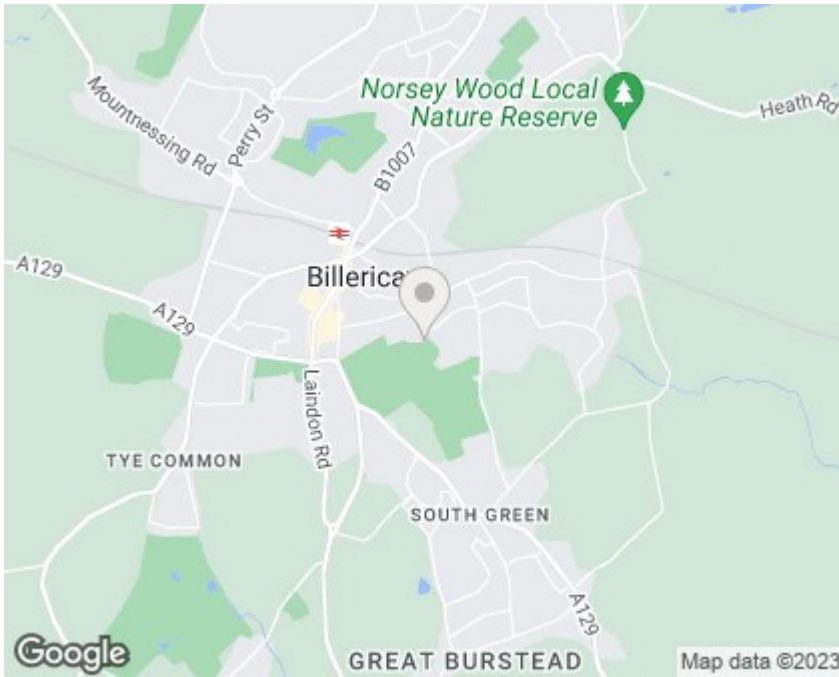
19'7" x 13'8"

LARGE DRIVEWAY

FRONT AND REAR GARDENS

COUNCIL TAX BAND D



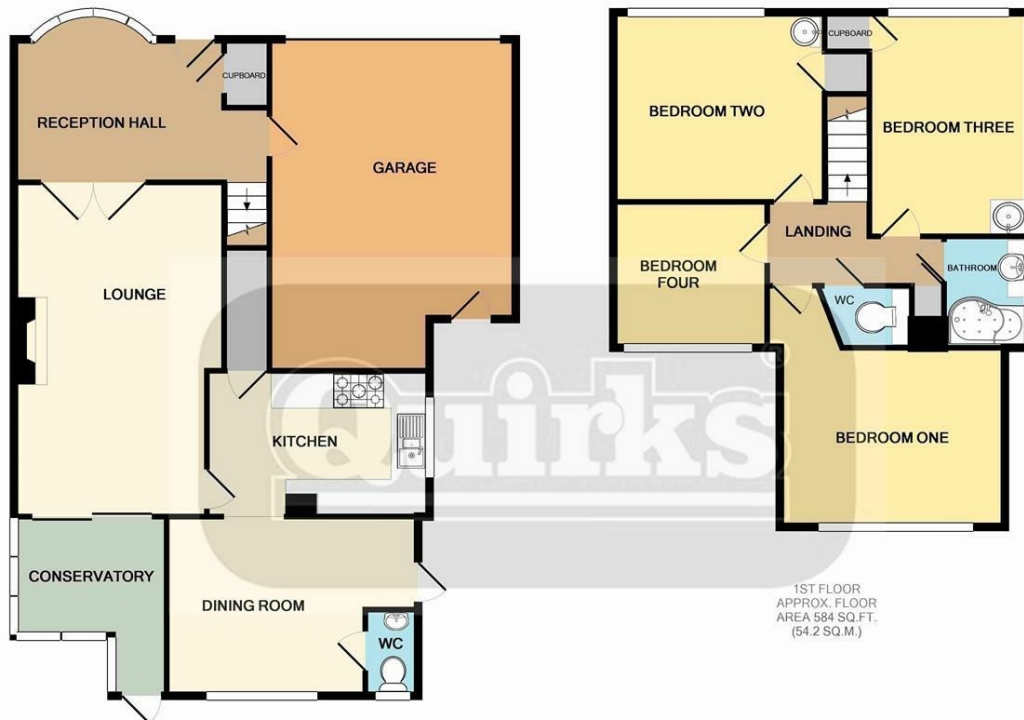


Viewings

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

EPC Rating:

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	



GROUND FLOOR
APPROX. FLOOR
AREA 949 SQ.FT.
(88.1 SQ.M.)

1ST FLOOR
APPROX. FLOOR
AREA 584 SQ.FT.
(54.2 SQ.M.)

TOTAL APPROX. FLOOR AREA 1532 SQ.FT. (142.4 SQ.M.)

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.
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