



## 59 Downham Road, Ramsden Heath, Billericay, CM11 1PZ

Asking Price £750,000

- VILLAGE LOCATION
- FOUR BEDROOMS
- LARGE LOUNGE / DINER
- KITCHEN/UTILITY ROOM
- GARAGE AND DRIVEWAY
- 130' REAR GARDEN
- EN-SUITE TO MASTER
- SPACIOUS GARDEN ROOM
- HUGE RECEPTION HALL
- NO ONWARD CHAIN



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Once inside the entrance porch, a door leads into the vast Reception Hall, with stairs rising to the first floor. The good sized Lounge/Diner has a double glazed bay window to front, stone fireplace, Karndean flooring. A door leads into the extremely spacious Garden Room with double glazed window to side, door and double glazed bay window to rear. The fitted Kitchen/Utility Room has double glazed window to rear, range of fitted eye level units and base level units with Corian worktop over incorporating sink unit, gas range cooker, coved cornice to smooth ceiling with downlighters, Butler Sink in Utility Area, courtesy door to garage. On the first floor are four good size bedrooms, with the master bedroom having a spacious en-Suite shower room. Bedroom Two incorporates a separate W.C and wash hand basin, whilst bedroom three incorporates a shower cubicle and wash hand basin. The family bathroom completes the first floor. Externally the property has a block paved driveway leading to the integral garage with automatic up and over door, various well stocked display beds. Access to the rear garden can be gained from both sides of the property. The Stunning and Landscaped Rear Garden, measures in excess of 130' with large manicured lawns, extensive flower and shrub display beds, feature fishpond, summerhouse, greenhouse and two garden sheds. The Rear Garden also enjoys views over the adjoining Sports Field.



Council Tax Band: F





**Entrance Porch**

7' 5" x 3' 11"

**Reception Hall**

22' 11" x 10'

**Lounge/Diner**

26' 5" x 11' 1"

**Kitchen / Utility Room**

16' 4" x 9' 2"

**Garden Room**

18' 9" x 15' 8"

**Bedroom One**

11' 11" x 11' 11"

**En-Suite Shower Room**

7' 6" x 7' 6"

**Bedroom Two**

11' 3" x 8' 11"

**Bedroom Three**

13' 6" x 9' 4"

**Bedroom Four**

8' 11" x 8' 4"

**Bathroom**

8'1" x 4' 11"

**Landing**

9'9" x 8' 1"

**Driveway To Garage**

**Rear Garden**

in excess of 130'





## 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) <b>A</b>		
(81-91) <b>B</b>		77
(69-80) <b>C</b>		
(55-68) <b>D</b>	60	
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

**Ground Floor**  
Area: 94.4 m<sup>2</sup> ... 1017 ft<sup>2</sup>



**1st Floor**  
Area: 62.3 m<sup>2</sup> ... 671 ft<sup>2</sup>



**Total Area: 156.7 m<sup>2</sup> ... 1687 ft<sup>2</sup>**

Whilst every effort has been made to ensure accuracy, measurements of doors, windows and other items are approximate and no responsibility is taken for any error, omission or mis statement. This plan is for illustrative purposes and so only be used as such.



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