



132 Church Street, Billericay, CM11 2TR

Offers In Excess Of £1,100,000

- SIX / SEVEN BEDROOMS
- THREE EN-SUITES
- ATTACHED TWO STOREY ANNEX
- APPROX HALF AN ACRE PLOT
- GREAT BURSTEAD AREA
- DOUBLE GARAGE
- TWO FAMILY BATHROOM
- APPROX 4,000 SQUARE FT.
- ADJOINING OPEN COUNTRYSIDE
- INTERNAL VIEWING ESSENTIAL

132 Church Street, Billericay CM11 2TR

An impressive detached residence, in the sought after area of Great Burstead, measuring approximately 4,000 square feet, occupying a substantial plot, of approximately half an acre, with well maintained grounds and views over the adjoining farmland. Being offered for sale with the advantage of NO ONWARD CHAIN, this family home for over 40 years, simply must be viewed in person to appreciate the space available. Accommodation includes a large reception hallway / dining room, study, dual aspect lounge, leading to the double glazed conservatory. Modern fitted kitchen / breakfast room and ground floor W.C. To the first floor is a spacious landing area with feature window leading to four double bedrooms, the Master bedroom, enjoys elevated views to the front aspect towards the St Magdalenes Church, with access to the balcony, there are fitted wardrobes and a well appointed, fully tiled en-suite shower room, with a modern white suite. Bedroom two also benefits from it's own en-suite and has views over the rear garden. In addition is a family bathroom serving the remaining two bedrooms. Adjoining the main house is a double storey self contained annex, which offers a modern fitted kitchen and two / three bedrooms, with an en-suite and separate bathroom, the ground floor area has a utility room, living room, conservatory, W.C and double garage. Externally the property is set back from the road, with a long independent driveway, providing parking for several vehicles. To the rear garden is a Summerhouse, patio area and outdoor heated swimming pool with cover, making this property ideally suited for entertaining. Nearby amenities include highly regarded schools, convenience shops, road links to the A127 and Billericay High Street, with it's Mainline Railway Station serving London Liverpool Street.

6 5 4 E

Council Tax Band: H



ENTRANCE PORCH

RECEPTION HALL / DINING ROOM
17' 1" x 15' 11"

STUDY / PLAYROOM
16' 11" x 12' 11"

DUAL ASPECT LOUNGE
24' 0" x 14' 11"

DOUBLE GLAZED CONSERVATORY

KITCHEN / BREAKFAST ROOM
26' 4" x 9' 11" reducing 5' 11"

GROUND FLOOR W.C
7' 9" x 5' 10"

FIRST FLOOR LANDING
22' 3" x 9' 11" reducing to 3' 7"

BEDROOM ONE
14' 11" x 12' 1"

EN-SUITE SHOWER ROOM
9' 7" x 8' 6"

BEDROOM TWO
14' 9" x 13' 2"

EN-SUITE SHOWER ROOM
8' 9" x 5' 10"

BEDROOM THREE
14' 10" x 10' 5"

BEDROOM FOUR
12' 1" x 11' 5"

LIVING ROOM (ANNEX)
30' 5" x 11' 11"

CONSERVATORY (ANNEX)

UTILITY ROOM (ANNEX)
9' 11" x 7' 9"

W.C (ANNEX)
6' 1" x 4' 1"

STORAGE ROOM
11' 1" x 4' 2"

GARAGE 1
17' 9" x 10' 6' 8"

GARAGE 2
17' 9" x 10' 5"

KITCHEN (ANNEX)
14' 5" x 9' 3"

BEDROOM ONE (ANNEX)
16' 5" reducing to 14' 1" x 8' 10"

EN-SUITE SHOWER ROOM (ANNEX)
10' 5" x 2' 6"

BEDROOM TWO (ANNEX)
12' 1" x 9' 11"

BEDROOM THREE / STUDY (ANNEX)
12' 1" x 11' 7"

BATHROOM (ANNEX)
7' 3" x 5' 5"





Viewings

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

EPC Rating:

E

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			74
(69-80) C			
(55-68) D		53	
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	



Total Area: 379.1 m² ... 4081 ft²

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