



28 Park Lane, Ramsden Heath, Billericay, CM11 1NF

Guide Price £545,000

- 75FT WEST FACING GARDEN
- EN-SUITE & BATHROOM
- TWO STOREY EXTENSION
- LOUNGE & CONSERVATORY
- LARGE HALLWAY
- THREE / FOUR BEDROOMS
- BACKING OPEN FIELDS
- MODERN KITCHEN / BREAKFAST ROOM
- POPULAR VILLAGE LOCATION
- PARKING FOR 4/5 CARS

Situated in a popular side turning in the Ramsden Heath Village, backing open fields, is this deceptively spacious and extended, three / four bedroom semi-detached family home. Set back from the road with off street parking for 4/5 cars, this property must be viewed internally to appreciate the size of accommodation and potential to extend further if required. The ground floor offers an impressive entrance hallway, ground floor W.C, bedroom / sitting room to the front aspect, modern, L-shaped kitchen / breakfast room with a range of wall and base level units, granite worksurfaces and skylight windows, providing plenty of natural light. In addition there is a study / dining area with French doors to the rear garden and a separate utility room with it's own front door access. To the rear aspect is a 19ft Lounge, with feature fireplace and wood burning stove. The conservatory, provides an extra reception room, with access to the landscaped and sunny aspect rear garden, which has plenty of entertaining space, ideally suited for BBQ's. The first floor accommodation includes three double bedrooms, Bedroom one has the advantage of fitted wardrobes and a modern, fully tiled en-suite shower room. Bedrooms two and three both have built-in storage space. The family bathroom is refitted with fully tiled walls, modern white suite including bath and shower above. Nearby amenities include bus route to Billericay Mainline Railway Station, the Downham C of E primary school, White Horse Pub, childrens play area in Dowsett Lane and bridle paths leading to open countryside are all within short walking distance.



Council Tax Band: D



ENTRANCE HALLWAY

21'11" x 5'11" max

GROUND FLOOR W.C

5'0" x 2'5"

BEDROOM / SITTING ROOM

9'11" x 9'5"

MODERN FITTED KITCHEN

9'7" x 9'5"

KITCHEN / DINING / STUDY AREA

29'5" x 10'7" reducing to 6'0"

LOUNGE

19'5" x 15'11" reducing to 11'8"

DOUBLE GLAZED CONSERVATORY

12'1" x 10'6"

BEDROOM ONE

15'11" x 9'11" max

EN-SUITE SHOWER ROOM

7'9" reducing to 6'8" x 5'8"

FAMILY BATHROOM

8'6" x 7'9" reducing to 5'1"

BEDROOM TWO

12'2" x 7'8"

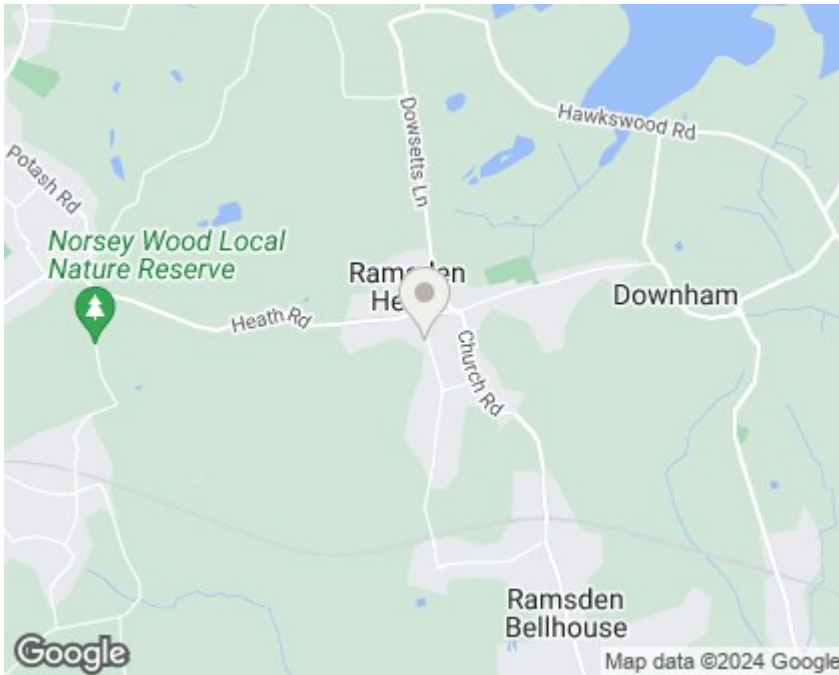
BEDROOM THREE

11'5" x 8'10" reducing to 7'1"

WEST FACING REAR GARDEN - BACKING FIELDS

75"





Viewings

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

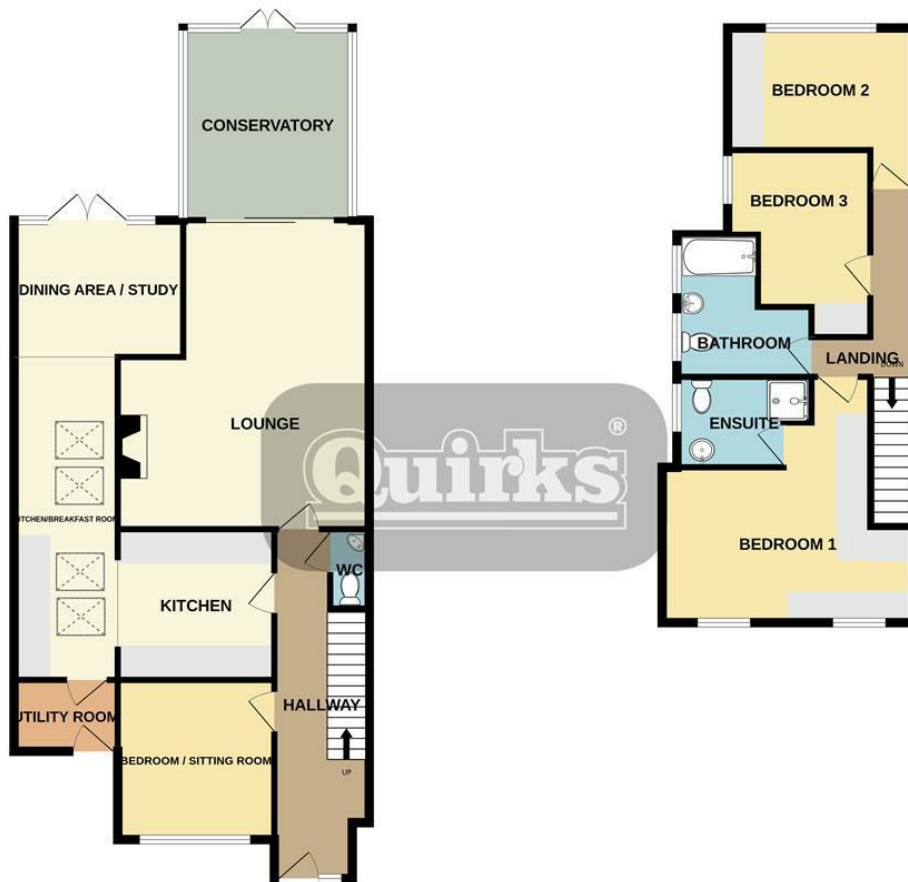
EPC Rating:

D

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			84
(69-80) C			
(55-68) D		56	
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

GROUND FLOOR
962 sq.ft. (89.3 sq.m.) approx.

1ST FLOOR
521 sq.ft. (48.4 sq.m.) approx.



TOTAL FLOOR AREA: 1483 sq.ft. (137.8 sq.m.) approx.

This floor plan is for illustrative purposes only. All representations including measurements, doors, windows and fixtures are approximate and NOT TO SCALE. The total floor area includes all floor space associated with the property including garages and outbuildings as depicted. No appliances or services are confirmed as included or tested.
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