



110 Grange Road, Billericay, CM11 2RR

Guide Price - £500,000 - £525,000

- *** GUIDE PRICE £500,000 - £525,000 ***
- DETACHED HOUSE
- TWO RECEPTION ROOMS
- BATHROOM WITH SHOWER CUBICLE
- DRIVEWAY FOR MULTIPLE VEHICLES
- THREE BEDROOMS
- KITCHEN / BREAKFAST ROOM
- ADDITIONAL LOFT ROOM
- GOOD SIZE GARDEN
- NO ONWARD CHAIN

Located within a close distance to the local schools and shops, is this spacious detached three bedroom family home.

Upon entry is the light and bright hallway with the doors leading to the downstairs W.C, lounge and the kitchen / breakfast room with access to the stairs. The Kitchen area is fitted with white units and wood effect counter tops with space for appliances and offering an under stair storage cupboard and patio door to the garden thereafter. The Breakfast Room has space for an eight person dining table. The lounge runs the entire length of the house and leads through to the second reception room which could be used for a dining room / playroom or study and offers patio doors to the garden. On the first floor are the three bedrooms with the master having an additional dressing area. There is also the added benefit of the loft having been converted to a large 22ft room with windows and heating. Externally, to the front, there is a driveway which provides ample off street parking for 4-5 cars and a single garage. To the rear of the property is the well maintained south westerly mature garden with patio, lawn and decking area at the rear providing seating space in the sun at all times of the day.



Council Tax Band: E



Entrance Hall

11'6 x 5'6

Kitchen / Breakfast Room

14'4 x 13'4

Lounge

18'4 x 10'0

Dining Room / Study

12'0 x 7'6

Bedroom One

12'10 x 11'11

Dressing Area

7'0 x 5'6

Bedroom Two

10'0 x 9'8

Bedroom Three

9'10 x 6'8

Bathroom

9'7 x 6'5

Loft Room

22'0 x 7'8

Garage





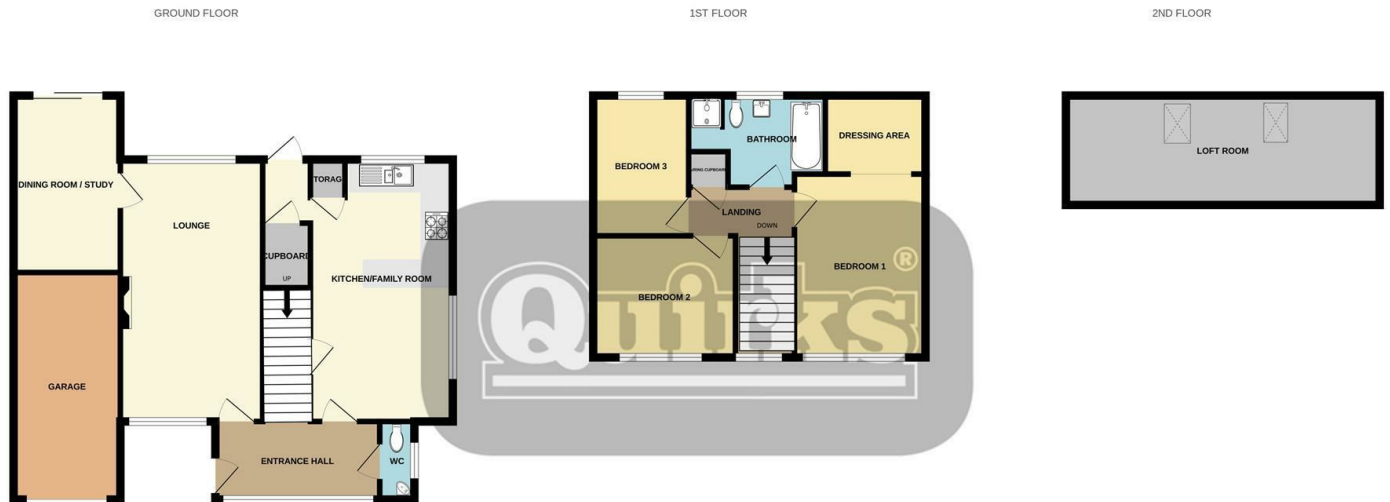
Viewings

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			81
(69-80) C			
(55-68) D		63	
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	



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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