



260 Mountnessing Road, Billericay, CM12 0EL

Asking Price £675,000

- NO ONWARD CHAIN
- DOUBLE GARAGE
- STUDY & GROUND FLOOR W.C
- KITCHEN / BREAKFAST ROOM & UTILITY
- NEARBY SCHOOLS
- FOUR BEDROOMS
- DINING ROOM & LOUNGE
- EN-SUITE & BATHROOM
- SCOPE TO EXTEND (STP)
- WALKING DISTANCE OF MAINLINE STATION

A sizeable four bedroom detached family home, having been in the same ownership for the past 30 years since built and now being offered for sale with NO ONWARD CHAIN. Set back from the road, in a private turning of just 4 houses., this property has plenty of potential to extend (STPP) with an attached double garage and off road parking, entrance hallway with built-in storage, ground floor study, modern W.C, lounge with feature fireplace and double doors to the separate dining room with patio doors, there is a spacious kitchen / breakfast room to the rear aspect with potential to make an open plan living space and separate utility with side door access. To the First floor, the landing area has loft access, leading to four bedrooms, the Master bedroom, offering built-in double wardrobes and modern en-suite, with double width shower in addition to the family bathroom. The low maintenance rear garden benefits from side gate access, there is also a pedestrian door to the garage, where power & lighting is connected and plenty of eaves storage space. This property is located just a short distance of schools, convenience shops and Billericay Mainline Railway Station.



Council Tax Band: G



ENTRANCE HALLWAY

14'2 x 5'6 reducing to 4'5

GROUND FLOOR W.C

5'10 x 4'8 reducing to 3'2

STUDY / PLAYROOM

10'7 x 8'8

LOUNGE

16'6 x 12'4 reducing to 9'9

DINING ROOM

12'5 x 8'11

KITCHEN / BREAKFAST ROOM

15'5 x 12'3 reducing to 9'1

UTILITY ROOM

7'10 reducing 5'9 x 5'10

FIRST FLOOR LANDING

10'7 x 6'1 reducing to 2'10

BEDROOM ONE

12'5 reducing to 10'6 x 9'6

EN-SUITE SHOWER ROOM

6'0 x 5'11

BEDROOM TWO

13'10 x 12'5 reducing to 9'1

BEDROOM THREE

8'10 x 8'9

BEDROOM FOUR

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

FAMILY BATHROOM

7'0 x 5'6

DOUBLE GARAGE

16'9 x 16'4

REAR GARDEN

34 x 33





Viewings

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

EPC Rating:

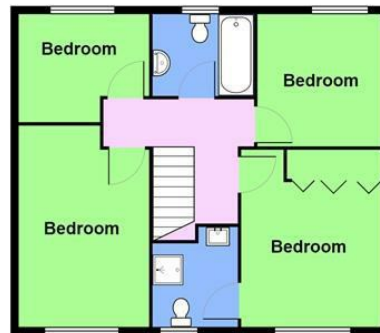
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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			78
(69-80) C		64	
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

Ground Floor
Area: 96.6 m² ... 1040 ft²



1st Floor
Area: 49.2 m² ... 529 ft²



Total Area: 145.8 m² ... 1569 ft²

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.