

## 14 Kelvedon Road, Billericay, CM11 2DP

**Guide Price £439,995**

- FOUR BEDROOMS
- GARAGE CONVERSION WITH PLAYROOM / STUDY
- BRIGHT AND SPACIOUS LOUNGE
- CLOSE TO HIGH STREET & STATION
- OFF ROAD PARKING FOR 2 CARS
- GROUND FLOOR W.C, BATHROOM & EN-SUITE
- MODERN KITCHEN / DINER
- LANDSCAPED GARDEN WITH GATED ACCESS
- NEARBY SCHOOLS & CONVENIENCE SHOPS
- WELL PRESENTED THROUGHOUT

An impressively spacious four bedroom town house, recently updated to an excellent standard, also with the addition of a garage conversion, providing a study / playroom and en-suite shower room to bedroom one. There is also a ground floor W.C, modern kitchen / diner with integrated oven, grill, induction hob, spaces for washing machine and dishwasher, patio doors and well appointed family bathroom, finished to a high standard. The lounge is positioned on the first floor and offers plenty of natural light with a South facing aspect, also there is a feature fireplace. To the second floor, both bedrooms one & two have the advantage of fitted wardrobes. The loft area is centrally boarded and insulated, with a fitted pull down ladder. Externally there is off road parking for two vehicles and a landscaped garden with established flower & shrub borders, patio & seating areas, with rear gate access for garden bins etc. Billericay Railway Station & High Street is just a short walk, being just 0.6 miles from this property, there is also a Teso Express located at the end of the road for convenience and Sunnymede Infant & Junior School and Mill Meadow Nature Reserve are both within walking distance. This sizeable family home must be viewed internally to appreciate the amount of accommodation available !



Council Tax Band: D



**ENTRANCE / PLAYROOM**

11'6 reducing to 8'0 x 11'2

**GROUND FLOOR W.C**

4'8 x 2'9

**MODERN KITCHEN / DINER**

15'3 x 10'6

**FIRST FLOOR LANDING**

15'1 x 5'9

**LOUNGE**

15'1 x 12'0

**REFITTED FAMILY BATHROOM**

8'11 reducing to 5'6 x 6'3

**BEDROOM THREE**

9'1 x 8'5

**SECOND FLOOR LANDING**

8'10 x 6'10

**BEDROOM ONE**

11'8 reducing to 9'0 x 11'6

**RECENTLY INSTALLED EN-SUITE**

8'0 x 2'11

**BEDROOM TWO**

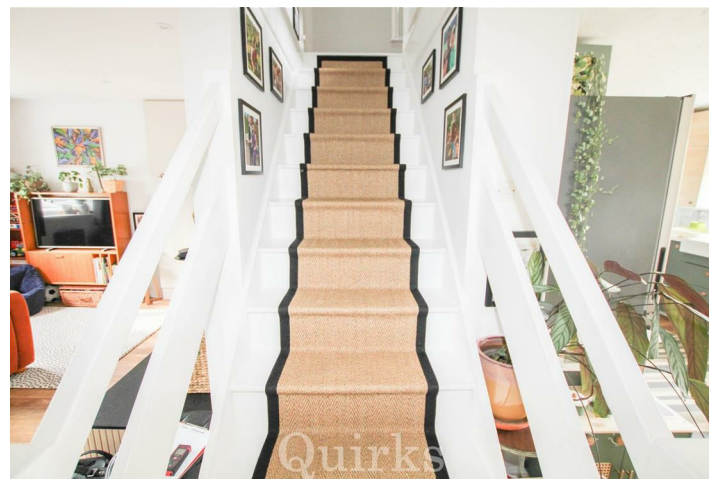
12'0 x 7'11

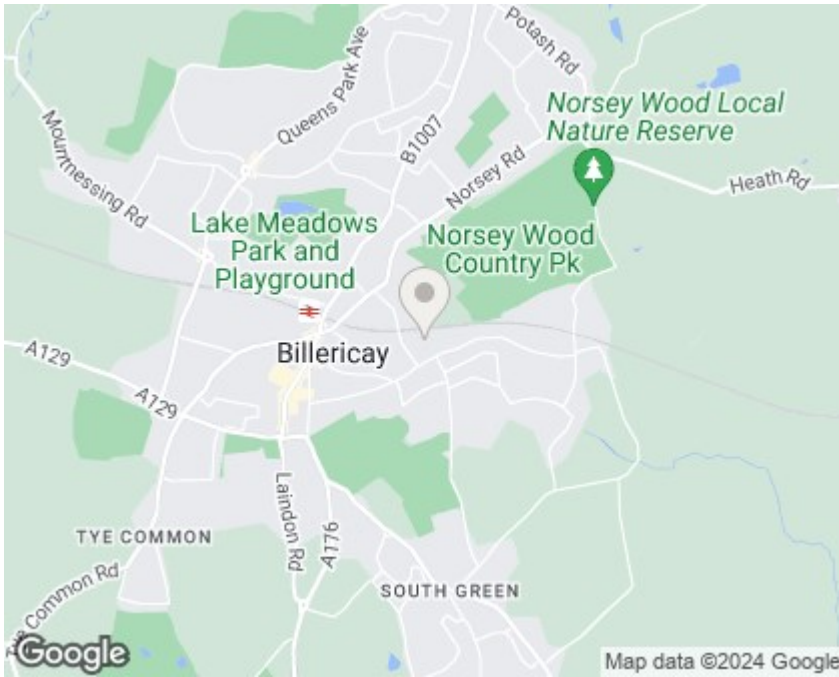
**BEDROOM FOUR**

9'1 x 6'9

**OFF ROAD PARKING**

**LANDSCAPED REAR GARDEN**





## Viewings

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

## EPC Rating:

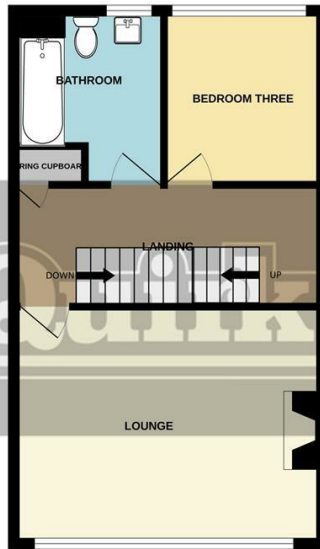
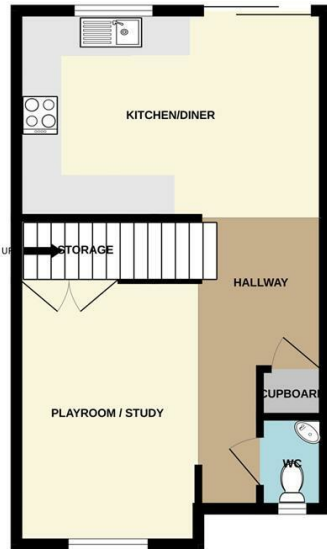
D

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			76
(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  
411 sq.ft. (38.1 sq.m.) approx.

1ST FLOOR  
413 sq.ft. (38.3 sq.m.) approx.

2ND FLOOR  
422 sq.ft. (39.2 sq.m.) approx.



TOTAL FLOOR AREA : 1245 sq.ft. (115.6 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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