



96 Upland Road, Billericay, Essex, CM12 0LD

Offers In Excess Of £500,000

- BRIGHTSIDE LOCATION
- FOUR BEDROOMS - TWO ON THE GROUND FLOOR
- 29' 5" LOUNGE / DINER
- LARGE FRONTAGE
- VERSATILE ACCOMMODATION
- MAGNIFICENT 150' (maximum) REAR GARDEN
- GROUND FLOOR BATHROOM
- REFITTED KITCHEN/BREAKFAST ROOM WITH APPLIANCES
- LONG DRIVEWAY TO DETACHED GARAGE
- POTENTIAL TO RE-MODEL AND EXTEND (STPP)

SPACIOUS SEMI-DETACHED CHALET IN BRIGHTSIDE LOCATION OFFERING SCOPE TO EXTEND AND RE-MODEL (SSTP). As soon as you enter this well presented, improved and much loved family property, you will feel right at home. It's spacious and versatile accommodation, offers the opportunity to create your own bespoke family home, as well as the opportunity to extend and re-model (STPP). The front to back lounge /diner has double glazed window to front and double glazed French doors opening onto the magnificent 150' mature rear garden. The modern refitted kitchen/breakfast room has contemporary white eye and base level units with work surface over incorporating a sink unit with mixer tap, a range of fitted appliances including electric oven and hob, fridge/freezer, washing machine and dishwasher, tiled floor, vertical radiator, double glazed window to side and double glazed door and window onto the rear garden. On the ground floor is the contemporary modern bathroom with white suite, heated towel rail and smooth ceiling with downlighters. There are two bedrooms on the ground floor, with the smaller currently used as a dressing room. There are two double bedrooms on the first floor with double glazed windows. Externally the property benefits from a large frontage with it's own long driveway leading to the detached garage. Undoubtedly the properties USP is it's amazing and mature rear garden measuring approximately 150' (maximum), offering mature and well stocked beds, trees and a large patio area ideal for al fresco entertaining. VIEWING AN ABSOLUTE MUST



Council Tax Band: D



ENTRANCE HALL

15'3" x 10'1" reducing to 2'10"

LOUNGE / DINER

29'5" x 10'11"

KITCHEN / BREAKFAST ROOM

11'11" x 10'11" plus door recess

GROUND FLOOR BATHROOM

6'6" x 6'4"

BEDROOM THREE (GROUND FLOOR)

11'11" x 9'10"

BEDROOM FOUR (GROUND FLOOR)

8'11" x 7'4"

CURRENTLY USED AS A DRESSING ROOM

BEDROOM ONE (FIRST FLOOR)

16'6" x 10'4" max

BEDROOM TWO (FIRST FLOOR)

10'5" x 10'3"

LARGE FRONTAGE

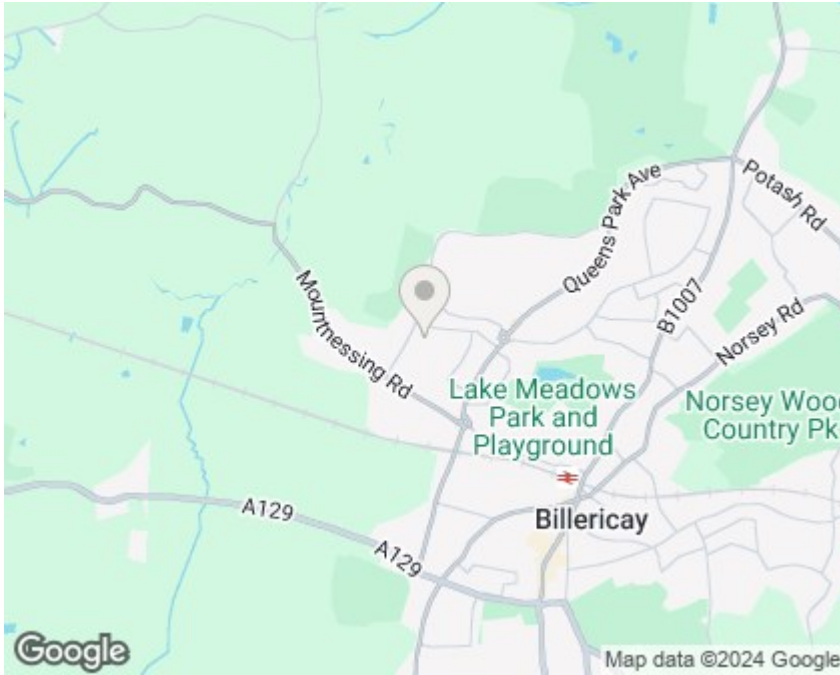
LONG DRIVEWAY TO GARAGE

REAR GARDEN

150' approximately

BRIGHTSIDE LOCATION





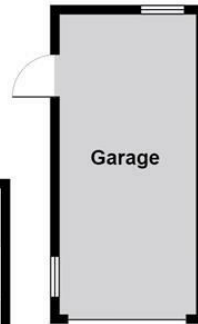
Viewings

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

EPC Rating:

D

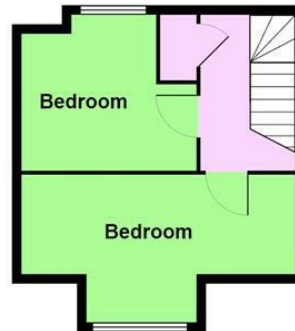
Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			82
(69-80) C		65	
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	



Ground Floor
Area: 72.8 m² ... 784 ft²



1st Floor
Area: 24.0 m² ... 258 ft²



Total Area: 109.8 m² ... 1182 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.



AIW Energy Assessor's Limited
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