



## Durazzo Homestead Road, Ramsden Bellhouse, Billericay, CM11 1RP

**Guide Price £800,000**

- DEVELOPMENT POTENTIAL (STPP)
- TOTAL PLOT SIZE 140FT X 75FT
- TWO BEDROOMS
- OWN DRIVE & ATTACHED GARAGE
- SOUGHT AFTER VILLAGE
- NO ONWARD CHAIN
- DETACHED BUNGALOW
- SOUTH FACING REAR GARDEN
- PRIVATE ROAD LOCATION
- RARE OPPORTUNITY !

A very rare opportunity to acquire this detached bungalow, with substantial plot and South facing rear garden, in the sought after Ramsden Bellhouse Village. Situated in a quiet and private road location, offering excellent scope to extend / re-develop, subject to planning consent being granted. Total plot measuring 140ft (42.6 meters) deep x 75ft (22.8 meters) wide, this two bedroom property has lots of space to extend or demolish the existing building to create a large detached family home. Internally there is a spacious entrance hallway, 17ft wide dual aspect lounge, fitted kitchen / breakfast room with integrated appliances and side door access, bedrooms with fitted wardrobes and 8ft square family bathroom four piece bathroom suite. Conveniently situated for the nearby Hemmings Village store and highly regarded schools, with both Billericay and Wickford Town Centres just a short drive, offering Mainline Railway Stations, with links to London Liverpool Street. This property is being offered for sale with the advantage of NO ONWARD CHAIN.



Council Tax Band: E



**ENTRANCE HALLWAY**  
15'0 x 12'7 reducing to 4'4

**DUAL ASPECT LOUNGE**  
17'2 x 11'6

**KITCHEN / BREAKFAST ROOM**  
11'4 x 11'0

**BEDROOM ONE**  
14'4 x 11'6

**BEDROOM TWO**  
11'2 x 9'11

**FAMILY BATHROOM**  
8'5 x 8'1

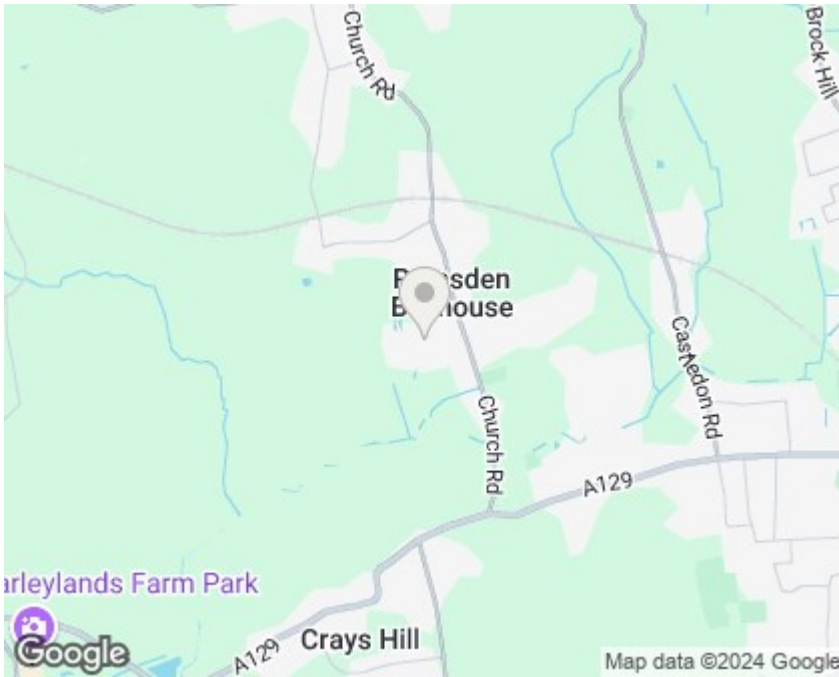
**UTILITY ROOM**  
5'9 x 5'2

**GARAGE / LEAN TO**  
24'3 x 8'3

**SOUTH FACING REAR GARDEN**  
82

**PLOT DIMENSIONS**  
140 x 75





## Viewings

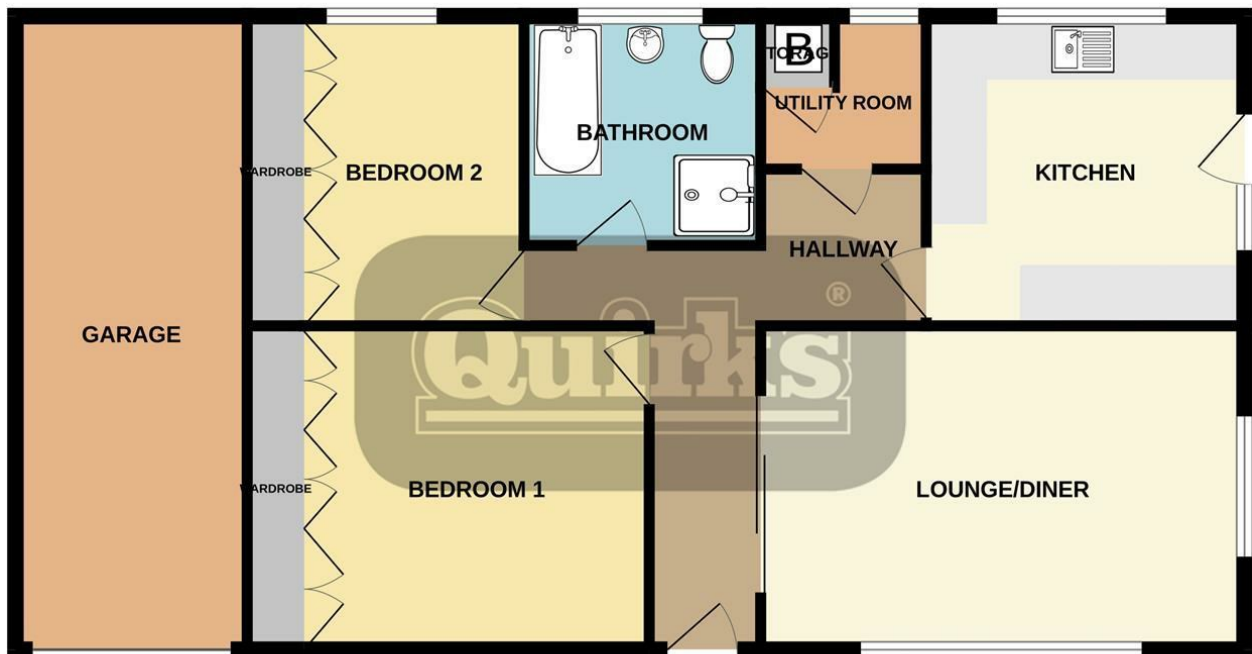
Viewings by arrangement only. Call 01277 626 541 to make an appointment.

## EPC Rating:

D

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			85
(69-80) C			
(55-68) D		58	
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

GROUND FLOOR  
989 sq.ft. (91.9 sq.m.) approx.



TOTAL FLOOR AREA : 989 sq.ft. (91.9 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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