



## 81 Stock Road, Billericay, CM12 0RN

Asking Price £825,000

- SOUGHT AFTER STOCK ROAD LOCATION
- THREE / FOUR BEDROOMS
- VERY VERSATILE ACCOMMODATION
- AMPLE PARKING PLUS GARAGE AND CARPORT
- NO ONWARD CHAIN
- MAYFLOWER / BUTTSBURY AREA OF BILLERICAY
- PLANS PASSED FOR SIDE AND REAR EXTENSION IN 2010 (NOW LAPSED) - Application No: 05/00102/FULL
- MONEY SAVING SOLAR PANELS
- STUNNING 145' REAR GARDEN WITH FRUIT TREES
- VIEWING AN ABSOLUTE MUST

ATTRACTIVE FULLY DETACHED CHALET IN SOUGHT AFTER LOCATION WITH STUNNING REAR GARDEN AND POTENTIAL TO EXTEND AND CREATE YOUR PERFECT FAMILY HOME. A double glazed entrance door takes you into the entrance porch, with French doors opening into the good sized entrance hall, stairs to first floor and radiator. Offering versatile and flexible accommodation on the ground floor, there are multiple reception rooms with the family room providing an additional bedroom if required. The fitted kitchen / breakfast room has eye and base level units with work surfaces over incorporating sink unit, built in electric oven, four ring electric hob with extractor fan over, space for washing machine and dishwasher. With sliding patio doors onto the stunning rear garden, the conservatory with glass roof also benefits from electric underfloor heating. A ground floor shower room completes the accommodation on the ground floor. Upstairs the the bright and airy landing has double glazed windows to the front aspect and built in cupboard housing the alarm system and solar panels controls). Externally the good sized front garden has a mature hedge to the front boundary, giving seclusion and privacy. A large block paved driveway sweeps round to the front of the property providing off road parking for multiple vehicles and down the side to the garage which has a carport immediately in front of it. The real WOW factor comes when you step into the 145' and beautifully maintained rear garden with an array of fruit trees including Apple, Pear, Plum and Cherry. The vendors have recently planted some raspberry bushes as well. Ideal for outdoor entertaining for the adults and offering children the chance to explore all the different areas and let their imagination run riot, this garden needs to be seen to be fully appreciated. There is also a brick built Boiler house.

4 2 5 D

Council Tax Band: F



**ENTRANCE PORCH**

11'6" x 2'6"

**ENTRANCE HALL**

12'6" x 8'1"

**FAMILY ROOM / BEDROOM FOUR**

12'7" into bay x 11'6"

**GROUND FLOOR SHOWER ROOM**

5'4" x 4'8"

**DINING ROOM**

16' x 11'6"

**SNUG**

10'11" x 10'10"

**LOUNGE**

14'3" x 13'11"

**FITTED KITCHEN**

17' reducing to 11'9" x 10'

**CONSERVATORY**

13'9" x 9'7"

**LANDING**

19'7" x 10'7"

**BEDROOM ONE**

12'4" x 11'6"

**BEDROOM TWO**

14'3" x 7'9"

**BEDROOM THREE**

10'10" x 10'9"

**BATHROOM**

9'1" x 6'7"

**DETACHED GARAGE**

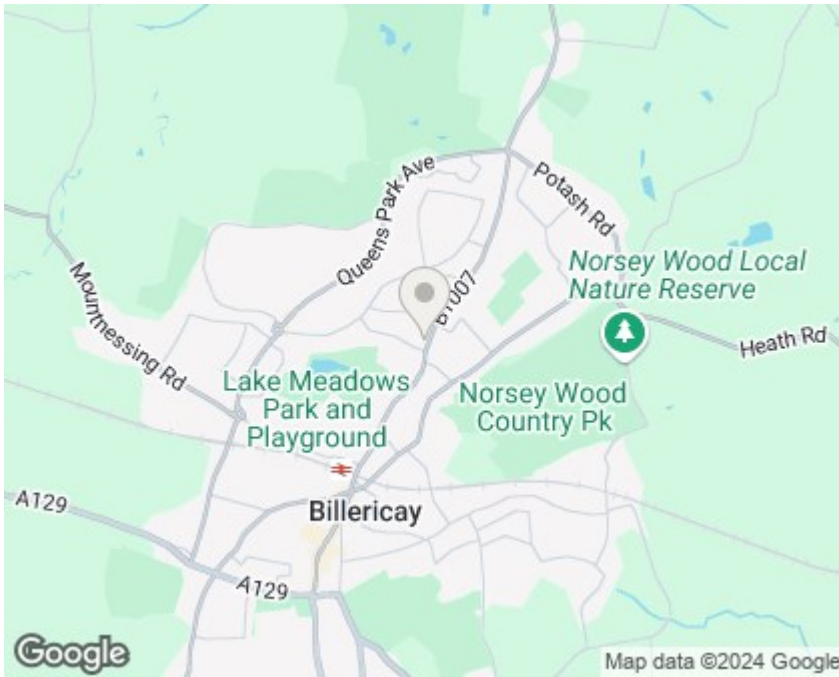
18'11" x 11'1"

**CARPORT**

**STUNNING REAR GARDEN**

**DRIVEWAY FOR MULTIPLE VEHICLES**





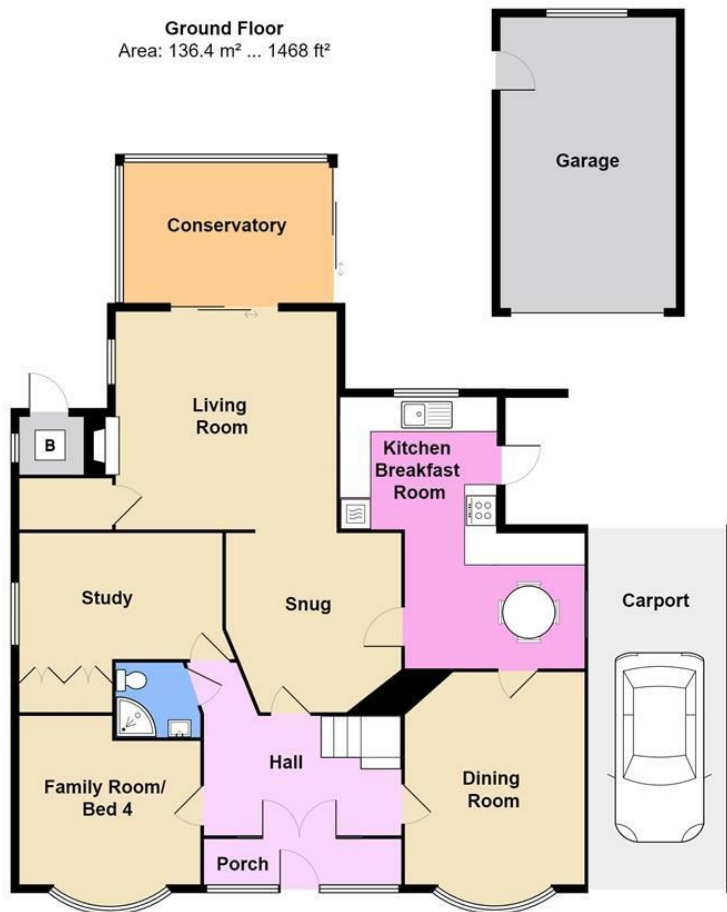
## Viewings

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			79
(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	



Total Area: 216.5 m<sup>2</sup> ... 2331 ft<sup>2</sup>

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 to be used as such.



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