



184 Western Road, Billericay, CM12 9JD

GUIDE PRICE £1,000,000 - £1,100,000

- IMPOSING DETACHED EDWARDIAN HOME
- A MUCH LOVED FAMILY HOME
- MANY PERIOD FEATURES
- FOUR RECEPTION ROOMS
- LARGE LANDSCAPED REAR GARDEN
- OWNED BY CURRENT VENDOR FOR 50 YEARS
- APPROXIMATELY 3000' SQUARE FOOT
- FOUR DOUBLE BEDROOMS
- DOUBLE GARAGE
- REQUIRES UPDATING

A MUCH LOVED DETACHED EDWARDIAN HOME WHICH HAS BEEN IN THE CURRENT FAMILY FOR 50 YEARS, OFFERING SCOPE TO CREATE AN IMMENSE BESPOKE FAMILY HOME. From the moment you step into the imposing entrance hall with it's magnificent staircase, you cannot fail but to be impressed by the grandeur of this superb period home, conjuring up images on a bygone era. On the ground floor are four reception rooms, many with original features, a ground floor shower room and fitted kitchen. A door from the rear of the entrance hall takes you into the beautiful landscaped rear garden. The feeling of space continues on the first floor with the sizeable landing with ornate coving and picture rail. There are four double bedrooms and a family bathroom on this floor. Externally, a long sweeping drive leads to the Double Garage. Side access leads to the large and well maintained rear garden, with a large paved patio, ideal for entertaining, wrapping round to one side with a large outbuilding. There is also a boiler room, and various shrubs and display beds. THIS PROPERTY MUST BE VIEWED TO BE FULLY APPRECIATED.



Council Tax Band: F



ENTRANCE HALL

26'10" x 16'6" reducing to 8'4"

STUDY / OFFICE

12'11" x 12'1"

GROUND FLOOR SHOWER ROOM

6'11" x 5'

MORNING ROOM

12'3" x 10'1"

LOUNGE

16'5" x 15'11"

KITCHEN

13'5" x 12'

LANDING

23'1" reducing to 8'5" x 17'6" reducing to 6'9"

BEDROOM ONE

16'1" x 16'

BEDROOM TWO

16' x 13'10"

BEDROOM THREE

13' x 12'

BEDROOM FOUR

12' x 8'10"

BATHROOM

10'6" x 9'

BOILER ROOM

13'10" x 4'8"

OUTBUILDING

14'3" x 6'9"

DOUBLE GARAGE

SWEEPING DRIVEWAY FOR MULTIPLE VEHICLES

LARGE LANDSCAPED REAR GARDEN





Viewings

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

EPC Rating:

F

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			79
(69-80) C			
(55-68) D			
(39-54) E		31	
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	



Total Area: 279.5 m² ... 3008 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.