



10 Mill Road, Billericay, CM11 2SF

Offers In Excess Of £585,000

- THREE BEDROOM BUNGALOW + DETACHED OUTBUILDING
- MODERN KITCHEN & SHOWER ROOM
- LIVING ROOM WITH FEATURE FIREPLACE
- BEDROOM ONE WITH FITTED WARDROBES
- NEARBY SCHOOLS, SHOPS & COUNTRYSIDE
- POPULAR GREAT BURSTEAD AREA
- DOUBLE GLAZED CONSERVATORY
- EXTENSIVE PARKING FOR 3-4 CARS
- SCOPE TO EXTEND INTO THE LOFT AREA (STPP)
- EXCELLENT SIZE REAR GARDEN

A recently updated three bedroom semi-detached bungalow, with a fully DETACHED OUTBUILDING, with it's own kitchen / living room, office space and shower room, this multi-purpose building, would also be ideal for those working from home or potential to be used as an Annexe (subject to consent) Situated in the sought after area of Great Burstead, close to schools, convenience shops and open countryside, with excellent road links to the A127, this property has all the local amenities covered. Internally the 16'10 hallway, has access to the loft, which is boarded and already has a skylight window, giving potential to be for additional bedrooms if required (subject to planning consent being granted) To the front aspect, bedroom one is a spacious double bedroom, with fitted wardrobes and bow window, bedroom two is also a double room, bedroom three would make an ideal children's bedroom or study. The family shower room is refitted, with fully tiled walls, large walk-in shower and low level W.C, pedestal wash hand basin and chrome heated towel rail. The modern kitchen, has an integrated slimline dishwasher, Neff hob and oven, with spaces for a washing machine and fridge / freezer, a storage cupboard houses with Worcester combination gas boiler. The doorway leads through to a 18'10 x 8'0 double glazed conservatory, well suited for a large dining table, this room connects to the living room which has a feature brick built fireplace. Externally there is an extensive paved driveway, suitable for 3-4 cars, with side gate access to the rear garden, which is established with flower & shrub beds, the rest laid to lawn, picket fencing provides separation to the outbuilding if required.



Council Tax Band: C



ENTRANCE PORCH

7'7 x 3'2

HALLWAY

16'10 x 5'10 reducing to 3'6

BEDROOM ONE

12'3 x 10'0

BEDROOM TWO

9'10 x 9'9

BEDROOM THREE

8'9 x 7'4

REFITTED FAMILY SHOWER ROOM

7'8 x 4'11

MODERN KITCHEN

11'0 x 8'2

LIVING ROOM

14'5 x 12'10

DOUBLE GLAZED CONSERVATORY / DINING ROOM

18'10 x 8'0

NORTH WEST FACING REAR GARDEN

DETACHED OUTBUILDING / POTENTIAL ANNEXE

KITCHEN / LIVING ROOM

18'9 x 16'1

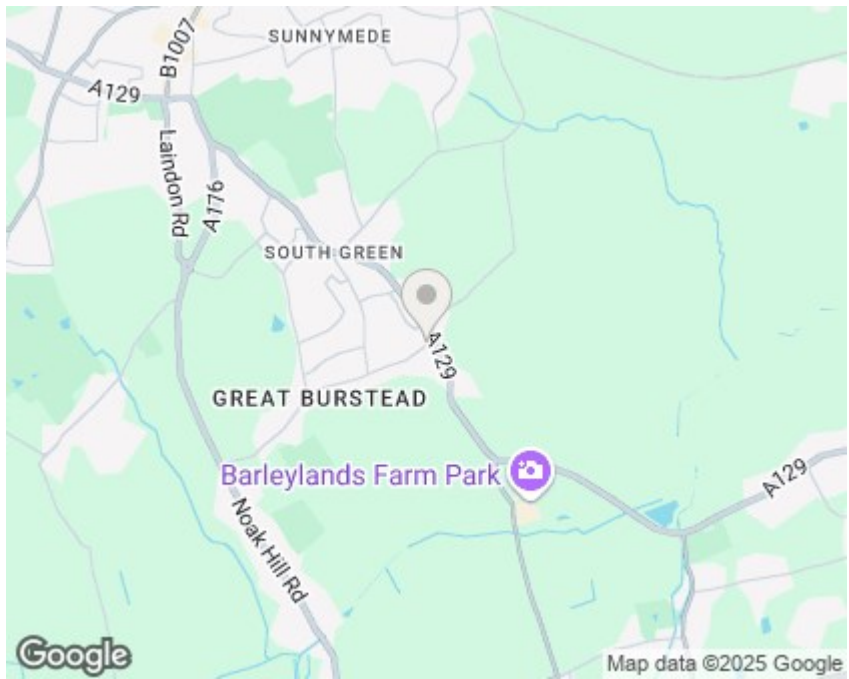
OFFICE

15'2 x 8'4

MODERN SHOWER ROOM

8'0 x 7'0





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		
(69-80) C		80
(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

Bungalow
Area: 85.4 m² ... 919 ft²



AIW Energy Assessors Limited
Energy Performance Certificates | Floor Plans
T: 01245 445215 | 0784 268496 | E: ianwillson@hotmail.co.uk

Total Area: 132.1 m² ... 1422 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.