



141 Grange Road, Billericay, CM11 2SA

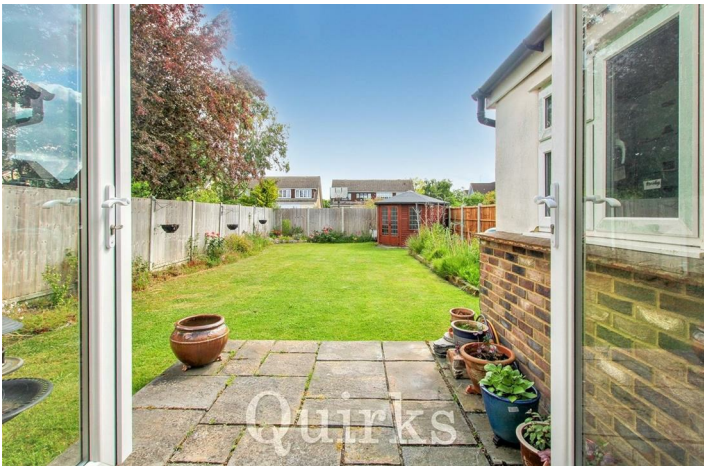
Offers Over £500,000

- THREE BEDROOMS
- KITCHEN & BREAKFAST ROOM
- LONG INDEPENDENT DRIVEWAY
- NO ONWARD CHAIN
- GROUND FLOOR EXTENSION
- LIVING ROOM & DINING ROOM
- LARGE INTEGRAL GARAGE
- 60FT REAR GARDEN WITH SUMMERHOUSE
- NEARBY SCHOOLS & SHOPS
- SPACIOUS HALLWAY WITH W.C

Offered for sale with NO ONWARD CHAIN, is this extended three bedroom, semi-detached family home, set back from the road with a long independent driveway, large attached garage and an established, 60ft (18.2 meters) rear garden with a timber built summerhouse. The accommodation includes a spacious entrance porch with vaulted ceiling, incorporating the hallway which measures 17ft (5.1 meters) in depth, with access to the ground floor W.C. The dining room is to the front aspect, which could also be used as a double bedroom if required, the living room has a feature fireplace and garden access. The fitted kitchen has an extensive range of wall and base level units, integrated appliances include a fridge / freezer, four ring gas hob, double oven and dishwasher, the washing machine and tumble dryer are to remain. The ground floor rear extension includes a dual aspect breakfast room with vaulted ceiling and French doors to the garden, there is also a pedestrian door to the integral garage, which is an excellent size, including a pitched roof with eaves storage and electric roller door. To the first floor is family bathroom with eaves storage space, bedroom three is an ideal size for a nursery or study, and has a built-in airing cupboard over the stairs. Both bedrooms one and two are both comfortable double rooms, with plenty of space for freestanding wardrobes and side tables. This sought after location is within close proximity of convenience shops, schools and open countryside.

3 1 2 D

Council Tax Band: C



ENTRANCE HALLWAY

17'5 x 7'10

GROUND FLOOR W.C

DINING ROOM / BEDROOM

12'1 x 9'8

LIVING ROOM

18'1 x 12'1

KITCHEN

14'10 x 7'9

BREAKFAST ROOM

10'4 x 7'8

FIRST FLOOR LANDING

BEDROOM ONE

12'11 x 12'0 reducing to 9'0

BEDROOM TWO

12'1 x 7'11

BEDROOM THREE / STUDY

7'11 x 4'9

FAMILY BATHROOM

7'10 x 5'6

ATTACHED GARAGE

19'11 x 8'9

INDEPENDENT BLOCK PAVED DRIVEWAY





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 | 66 | |
| (39-54) E | | |
| (21-38) F | | |
| (1-20) G | | |
| Not energy efficient - higher running costs | | |
| England & Wales | | EU Directive 2002/91/EC |



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.