



Woodside House 155 Norsey Road, Billericay, CM11 1DD

Offers In Excess Of £1,000,000

- FOUR / FIVE BEDROOMS
- INTEGRAL DOUBLE GARAGE
- CONSERVATORY
- STUDY / HOME OFFICE
- HIGHLY SOUGHT AFTER LOCATION
- MODERN BATHROOM & EN-SUITE
- HIGH SPEC KITCHEN
- THREE RECEPTION ROOMS
- SECURED REAR GARDEN
- NEAR TO NORSEY WOODS & SCHOOLS

An extended Four / five bedroom detached family home, located on one of Billericay's premier roads, being offered for sale with NO ONWARD CHAIN. This impressive property has as secluded rear garden, an in and out driveway, with extensive parking and an integral double garage. The overall accommodation is approaching 2,500 square feet, with a central hallway, leading to three spacious reception rooms, a study and ground floor W.C, the kitchen is finished to a high specification, with Rangemaster cooker, matching extractor hood, integrated fridge, freezer, dishwasher and washing machine, the kitchen opens to the double glazed conservatory, with French doors leading to the rear garden. The first floor landing leads to the modern family bathroom with separate shower & bath, vanity unit wash hand basin, low level W.C, fully tiled walls and chrome heated towel rail. Bedroom one has the advantage of fitted wardrobes and en-suite with modern white suite, vanity unit wash hand basin, low level W.C, chrome heated towel rail and fully tiled walls. Bedroom two is large dual aspect room, measuring 24'2 x 12'10, currently arranged as a snooker room with adjoining bar area, there is potential to convert this part of the house into two bedrooms or simply one substantial bedroom with a dressing area. Bedroom three is a comfortable double room to the front aspect, with ample room for wardrobes and side tables, bedroom four is a single bedroom with fitted wardrobes and built-in storage cupboard. This highly sought after location is within walking distance of Norsey Woods, Outstanding Ofsted rated schools, Billericay Mainline Railway Station and High Street.



Council Tax Band: G



ENTRANCE HALLWAY

18'7 x 5'2 max

GROUND FLOOR W.C

9'0 x 3'10

STUDY / HOME OFFICE

13'6 x 9'1 reducing to 7'2

LIVING ROOM

18'0 x 12'7

DINING ROOM

11'9 x 10'1

FAMILY ROOM

12'7 x 11'2

KITCHEN

17'3 x 8'4

CONSERVATORY

11'3 x 10'9

INTEGRAL DOUBLE GARAGE

19'3 x 16'7

FIRST FLOOR LANDING

BEDROOM ONE

14'5 x 11'9

EN-SUITE SHOWER ROOM

8'6 reducing to 5'3 x 5'11

BEDROOM TWO / GAMES ROOM

24'2 x 12'10

DRESSING ROOM / BAR AREA

13'5 x 8'4

BEDROOM THREE

12'7 x 9'5

BEDROOM FOUR

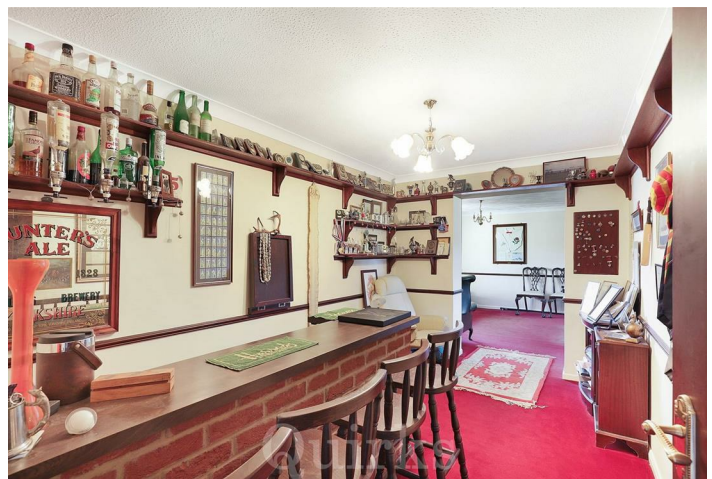
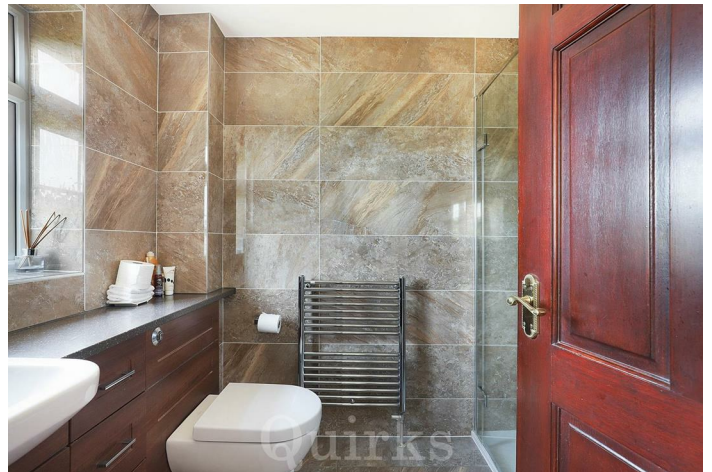
10'10 x 7'6

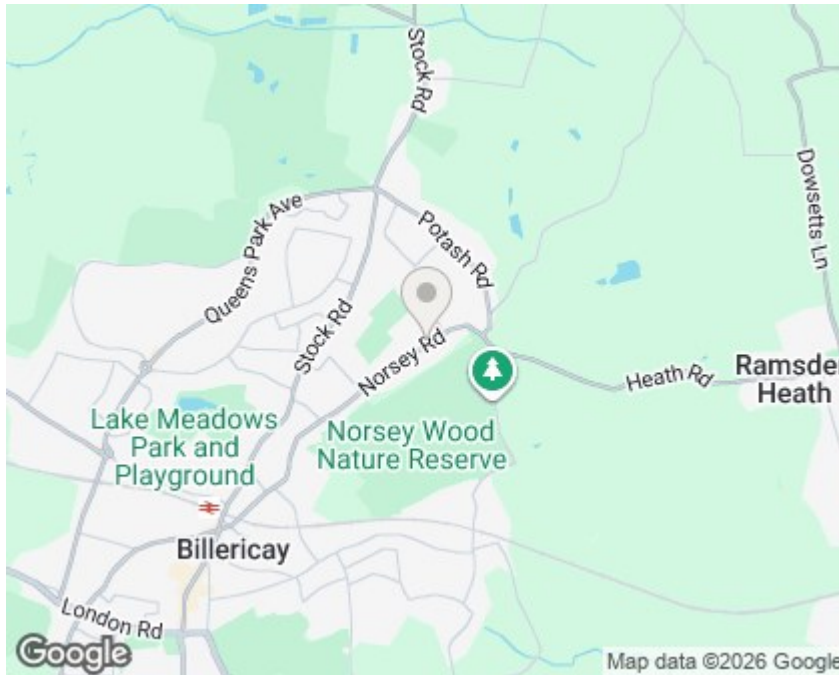
FAMILY BATHROOM

8'6 x 6'5

IN & OUT DRIVEWAY

SECLUDED REAR GARDEN





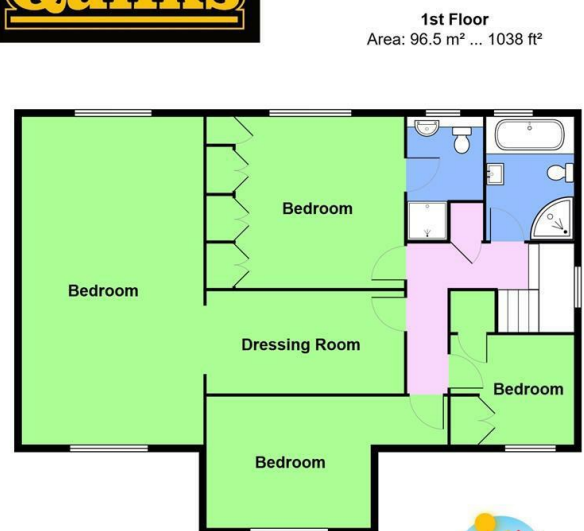
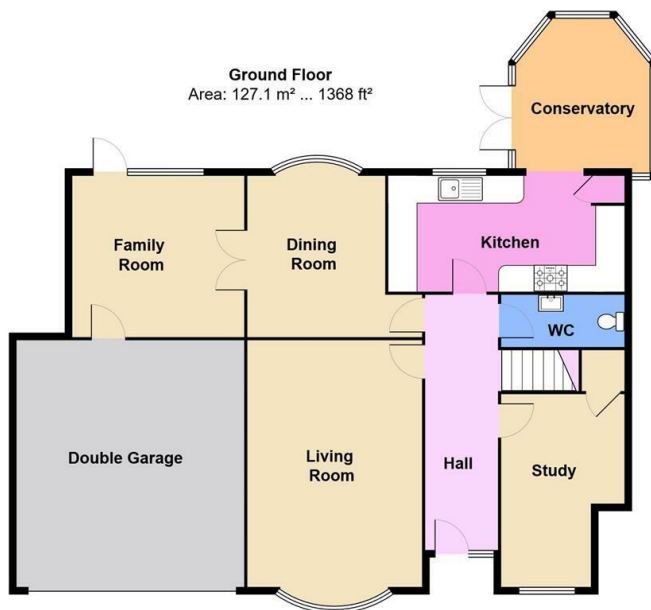
Viewings

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		76
(55-68) D	62	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	



Total Area: 223.6 m² ... 2407 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.



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