



## 25 The Grove, Billericay, CM11 1AU

Asking Price £849,500

- FOUR BEDROOMS
- DETACHED GARAGE
- CLOSE PROXIMITY TO SCHOOLS
- TWO RECEPTION ROOMS
- WORCESTER BOILER INSTALLED IN 2023
- EN-SUITE & BATHROOM
- HIGHLY SOUGHT AFTER LOCATION
- KITCHEN WITH INTEGRATED APPLIANCES
- NO ONWARD CHAIN
- EARLY VIEWING STRONGLY ADVISED

**\* NO ONWARD CHAIN \*** A well presented four bedroom detached house, offered to the market for the first time since 1979. Rarely available in this highly sought after location, which is ideally suited for families, with both Buttsbury & Mayflower schools in close proximity. Norsey Woods Nature Reserve, Lake Meadows Park, 300 bus route and shops, are also just a short walk from this property. The accommodation includes a spacious entrance hallway, with ground floor W.C, living room and separate dining room, high specification kitchen with integrated appliances, modern Worcester gas boiler and door access directly to the rear garden. The first floor landing has loft access, with fitted ladder and boarded loft space, the landing leads to four sizeable bedrooms, with bedroom one having the advantage of fitted wardrobes, dressing table and side units, there is also a recently refitted en-suite shower room and separate family bathroom. Externally there is a long independent driveway, suitable for five/six cars, leading to a detached garage, which has power and lighting, plus and electric roller door. There is gated side access to each side of the property, providing easy access to the summerhouse and storage shed. The generous plot provides potential to add both front and rear extensions, to increase the overall space available, subject to planning consent being granted. The Grove is a desirable road, which is both quiet and convenient, being well suited for commuters being just a short walk to Billericay Mainline Station. This popular location is great for families, there is also friendly community which are part of a Neighbourhood Watch area.



Council Tax Band: F



**ENTRANCE HALLWAY**

13'3 x 11'5

**GROUND FLOOR W.C**

**LIVING ROOM**

23'5 x 17'6 reducing to 11'5

**INTEGRATED KITCHEN / BREAKFAST ROOM**

16'7 x 8'8

**DINING ROOM**

11'4 x 8'7

**FIRST FLOOR LANDING**

7'0 x 6'3

**BEDROOM ONE**

14'8 x 12'5

**EN-SUITE SHOWER ROOM**

7'8 x 5'4

**BEDROOM TWO**

11'5 x 10'0

**BEDROOM THREE**

10'0 x 8'7

**BEDROOM FOUR**

8'6 x 8'2

**FAMILY BATHROOM**

7'11 x 5'5

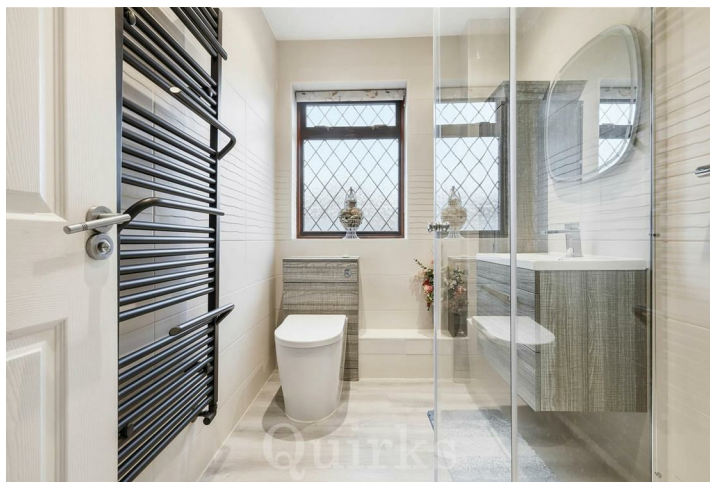
**BLOCK PAVED INDEPENDENT DRIVEWAY**

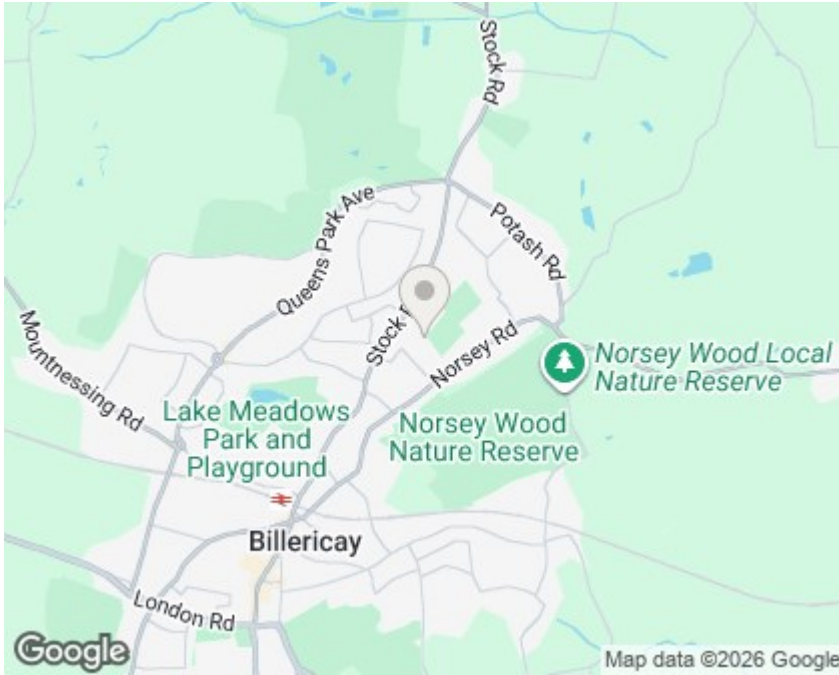
**DETACHED GARAGE**

17'0 x 8'2

**REAR GARDEN**

50 x 45





## Viewings

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

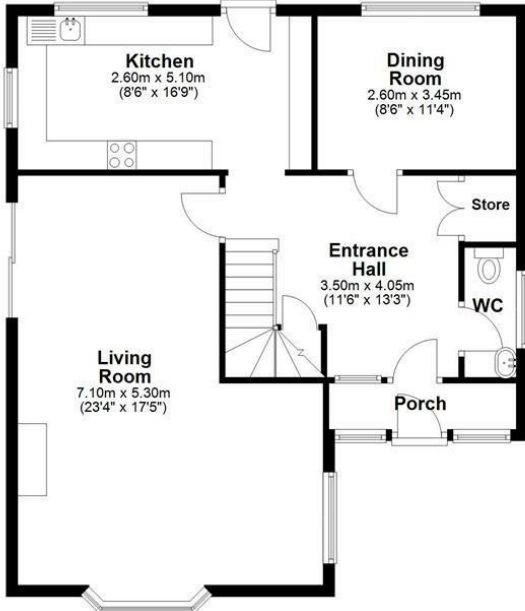
## EPC Rating:

C

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C		69	81
(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	

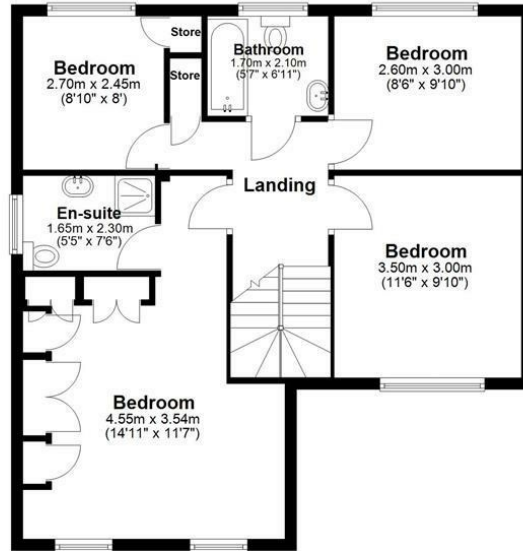
### Ground Floor

Approx. 75.9 sq. metres (817.4 sq. feet)



### First Floor

Approx. 65.2 sq. metres (702.0 sq. feet)



### Garage

Approx. 13.0 sq. metres (139.9 sq. feet)



Total area: approx. 154.2 sq. metres (1659.4 sq. feet)

All measurements have been taken as a guide to prospective buyers only and are not precise. This plan is for illustrative purposes only and no responsibility for any error, omission or misstatement. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given. Measurements may have been taken from the widest area and may include wardrobe/cupboard space. No guarantee is given to any measurements including total areas. Buyers are advised to take their own measurements.

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**The Grove Billericay**