



## 16 Dukes Road, Billericay, CM11 1BP

**GUIDE PRICE £700,000 - £725,000**

- FOUR SPACIOUS BEDROOMS
- DOUBLE GLAZED CONSERVATORY
- GARAGE & DRIVEWAY
- EN-SUITE, BATHROOM & W.C
- CLOSE PROXIMITY OF SCHOOLS
- LIVING ROOM WITH BAY WINDOW
- 100FT+ REAR GARDEN
- IMMACULATELY PRESENTED
- RARELY AVAILABLE IN THIS LOCATION
- NEARBY SHOPS, BUS ROUTE & MAINLINE STATION

An immaculately presented, FOUR BEDROOM DETACHED FAMILY HOME, in a highly sought after location, being in the same ownership for over 40 years. This property offers a beautifully maintained rear garden, in excess of 100ft in depth, with storage shed, mini greenhouse and fish pond, there is scope to extend (subject to planning consent being granted) The accommodation includes an entrance hallway with built-in storage, integral garage, naturally light living room with bay window and staircase with oak balustrading, there is a separate dining room, which an excellent size, leading to the renovated and double glazed conservatory, with recently replaced windows, roof and French doors. The kitchen has a range of wall and base level units, a stainless steel sink / drainer, integrated fridge and freezer, dishwasher, freestanding oven and washing machine to remain, there is side door access to the garden. This property has the advantage of a ground floor W.C, family bathroom and ensuite shower room to bedroom one. The first floor landing has a built in airing cupboard housing the hot water tank and access to the loft, which is partly boarded with a fitted pull down ladder. There are fitted and built in wardrobes to all bedrooms, providing plenty of storage space. Externally the driveway has space for approximately 3 vehicles, with side gate access to the garden. Rarely do detached properties in this desirable location become available, which is convenient for Buttsbury & Mayflower Schools, Norsey Woods, Lake Meadows Park, Billericay Mainline Station, nearby shops and the 300 bus route.



Council Tax Band: F



ENTRANCE HALLWAY

LIVING ROOM  
20'2 x 13'1

DINING ROOM  
15'9 x 10'8

GROUND FLOOR W.C

DOUBLE GLAZED CONSERVATORY  
10'8 x 8'10

KITCHEN  
12'6 max x 9'2

FIRST FLOOR LANDING  
11'0 x 8'2

BEDROOM ONE  
11'10 x 10'5

EN-SUITE SHOWER ROOM

BEDROOM TWO  
12'3 x 8'0

BEDROOM THREE  
10 x 10

BEDROOM FOUR  
9'10 x 9'0

FAMILY BATHROOM  
6'5 x 6'3

INTEGRAL GARAGE  
17'0 x 8'4

INDEPENDENT DRIVEWAY

LANDSCAPED REAR GARDEN





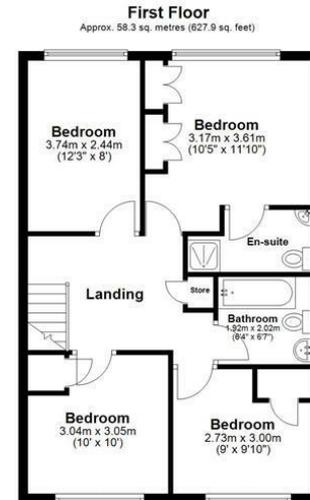
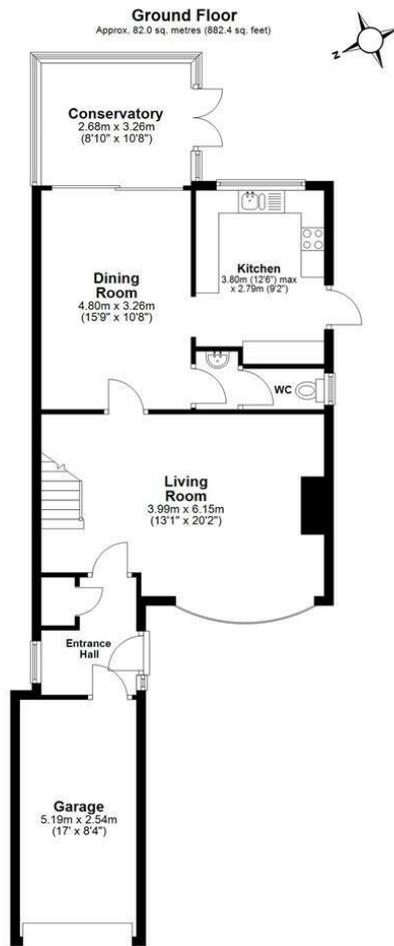
## Viewings

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) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>		64	76
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not energy efficient - higher running costs			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	



Total area: approx. 140.3 sq. metres (1510.2 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.

Floor Plan Drawn According To RICS Guidelines

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**Dukes Road**