



Whitesbridge Cottage, Crays Hill, Billericay, CM11 2UL

Asking Price £579,950

- FOUR BEDROOMS
- KITCHEN / BREAKFAST ROOM
- VIEWS OVER ADJOINING PARK
- PLANS PRODUCED TO EXTEND (STPP)
- DETACHED 1920'S COTTAGE
- STUDY / HOME OFFICE
- 78FT SOUTH EAST FACING REAR GARDEN
- NO ONWARD CHAIN
- BATHROOM & SEPARATE SHOWER ROOM
- TWO RECEPTION ROOMS

* NO ONWARD CHAIN * Whitesbridge Cottage, originally dates back to the 1920's, located in the Crays Hill Village, this detached family home offers four bedrooms, two reception rooms, including a naturally light living room with feature woodburning stove and French doors to the garden, there is also a study with fitted furniture, kitchen / breakfast room with granite worksurfaces and built-in appliances and to the first floor, the landing has a built in airing cupboard and access to the loft storage area, a good size balcony providing views of the nearby countryside, in addition there is a fully tiled shower room and separate family fully tiled bathroom, with free standing roll top bath. Externally there is off road parking to the front and side gate access to the South East facing rear garden, which adjoins the recreational park. The Vendor has plans available to extend this property, creating a substantial footprint with open plan kitchen / living space and sizeable first floor accommodation, these drawings have not yet had approval and are subject to planning consent being granted.



Council Tax Band: D



ENTRANCE HALLWAY

KITCHEN / BREAKFAST ROOM

17'4 x 9'7

STUDY / DINING ROOM

11'3 x 10'10

LIVING ROOM

17'9 x 13'3

FIRST FLOOR LANDING

FAMILY BATHROOM

8'6 x 5'11

SHOWER ROOM

7'5 x 3'7

BEDROOM ONE

12'7 max x 9'9

BEDROOM TWO

11'3 x 9'7 max

BEDROOM THREE

11'3 x 10'3

BEDROOM FOUR

11'2 x 10'1

BALCONY / SUN TERRACE

10'6 x 8'4

SOUTH EAST FACING REAR GARDEN

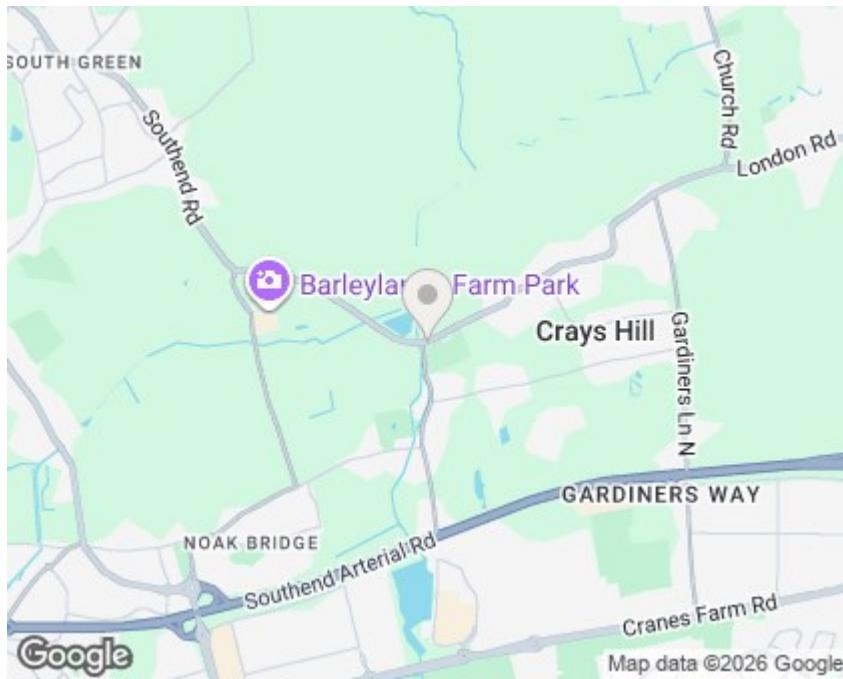
78 x 30

DRIVEWAY - OFF ROAD PARKING TO FRONT

AGENTS NOTE

This property has mains gas, electric and water supplies, there is a mini treatment plant for sewerage





Viewings

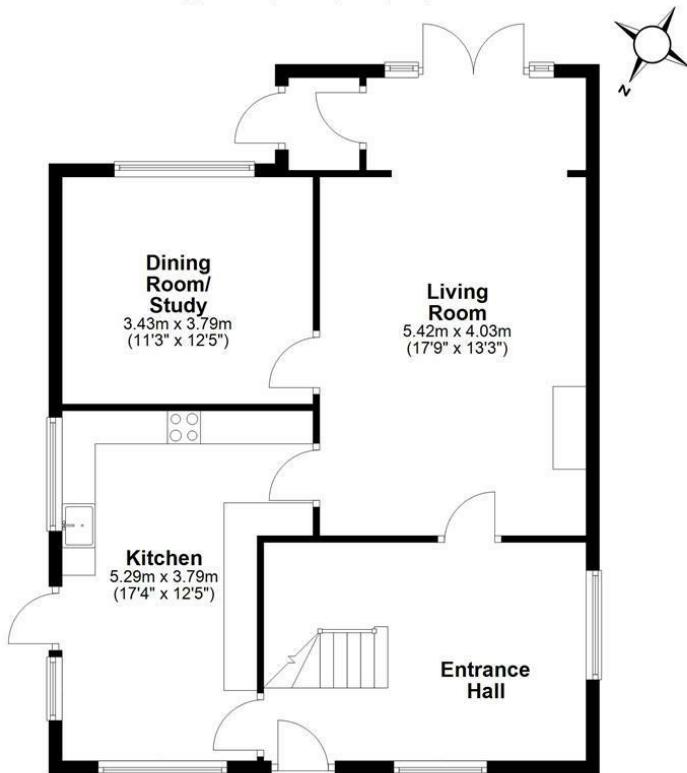
Viewings by arrangement only. Call 01277 626 541 to make an appointment.

EPC Rating:

E

| Energy Efficiency Rating | | Current | Potential |
|---|---|---------|-----------|
| Very energy efficient - lower running costs | | | |
| (92 plus) | A | | |
| (81-91) | B | | |
| (69-80) | C | | |
| (55-68) | D | | |
| (39-54) | E | | |
| (21-38) | F | | |
| (1-20) | G | | |
| Not energy efficient - higher running costs | | | |
| England & Wales | | 53 | 79 |
| EU Directive 2002/91/EC | | | |

Ground Floor
Approx. 75.2 sq. metres (809.5 sq. feet)

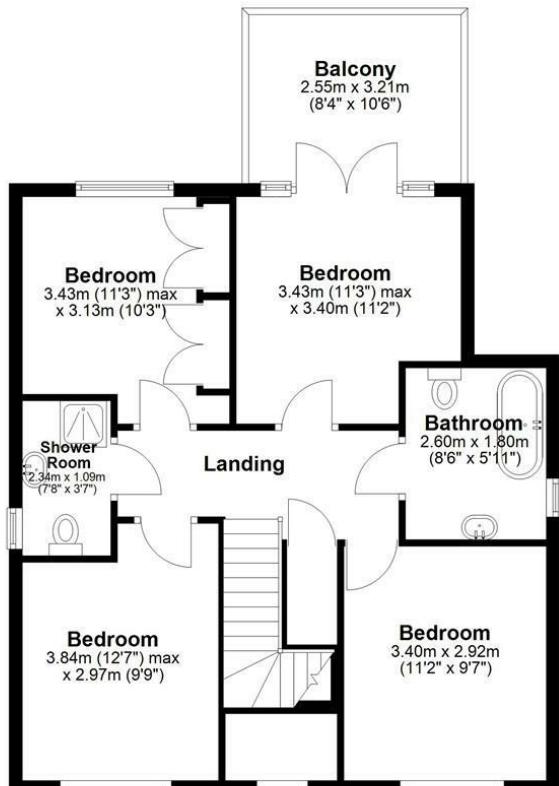


Total area: approx. 138.6 sq. metres (1491.7 sq. feet)

This floor plan has been created by a third party and should be used as a general outline for guidance only. Any areas, measurements or distances quoted are approximate and any intending purchaser or lessee should satisfy themselves by inspection, searches, enquiries and/or full survey as to the correctness of each statement. We accept no responsibility or liability for any loss whatsoever that may arise as a result of this plan and the information contained within.

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First Floor
Approx. 63.4 sq. metres (682.2 sq. feet)



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