



Whitesbridge Cottage, Crays Hill, Billericay, CM11 2UL

GUIDE PRICE £550,000 - £565,000

- 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.

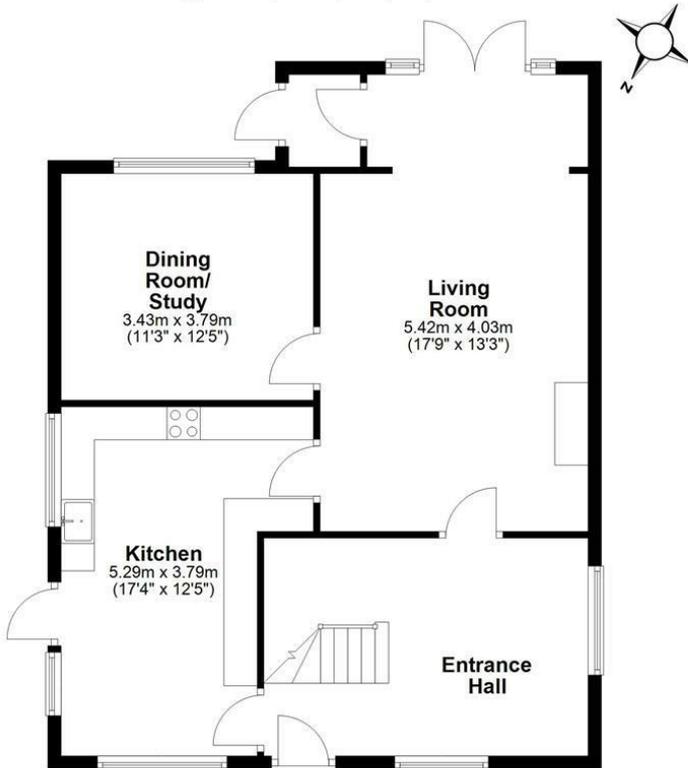
EPC Rating:

E

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

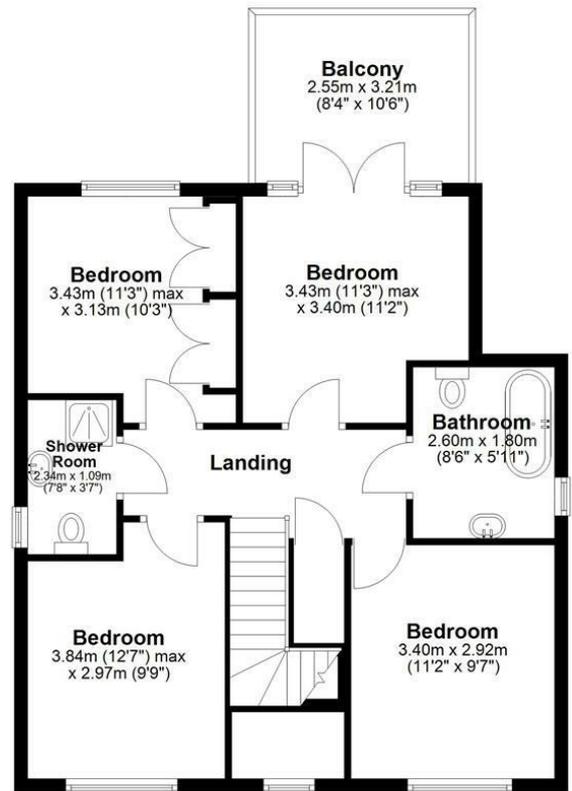
Ground Floor

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



First Floor

Approx. 63.4 sq. metres (682.2 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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