



22 Rosslyn Road, Billericay, CM12 9JN

Guide Price £575,000

- LOCATED IN ONE OF BILLERICAYS PREMIER ROADS
- BEAUTIFULLY PRESENTED THROUGHOUT
- TWO BEDROOMS
- ENSUITE TO BEDROOM TWO
- LONG DRIVEWAY FOR MULTIPLE VEHICLES
- RARELY AVAILABLE OPPORTUNITY
- FULLY DETACHED BUNGALOW
- JACK AND JILL BATHROOM TO MASTER
- SPACIOUS FITTED KITCHEN / DINER
- NO ONWARD CHAIN

Beautifully presented and rarely available detached bungalow, situated on one of Billericay's premier roads. Upon entering the property it is immediately apparent that the bungalow has been well maintained and thoughtfully improved throughout. The entrance hall features a tiled floor, radiator with decorative cover and a smooth ceiling with downlighters. To the front of the property are two well proportioned bedrooms. Bedroom One benefits from access to a Jack and Jill bathroom, while Bedroom Two includes an en-suite shower room and fitted wardrobes. To the rear of the bungalow is a well appointed fitted kitchen/diner with a range of eye and base level units complemented by solid wood work surfaces. There is an inset sink unit, built-in electric oven with gas hob and extractor above, integrated fridge/freezer and space for both a washing machine and dishwasher. The room also features a tiled floor, smooth ceiling with downlighters, a wall mounted combination boiler and French doors opening onto the rear garden. The lounge is bright and spacious with double glazed windows to three aspects, a smooth ceiling and two radiators. Externally, the property is approached via a front garden measuring approximately 50', with a long driveway providing off road parking for several vehicles. There is a lawned area with mature borders. The rear garden is compact and low maintenance, with a patio area and lawn beyond, along with side access to the front of the property.



Council Tax Band: E



ENTRANCE HALL

10'2" x 9'10" maximum

LOUNGE

18'3" x 11'2"

FITTED KITCHEN / DINER

18'9" x 9'10"

BEDROOM ONE

12'8" x 11'2"

JACK AND JILL BATHROOM

7'2" x 5'8"

BEDROOM TWO

16' maximum x 10'9"

ENSUITE SHOWER ROOM

5'6" x 4'10"

REAR GARDEN

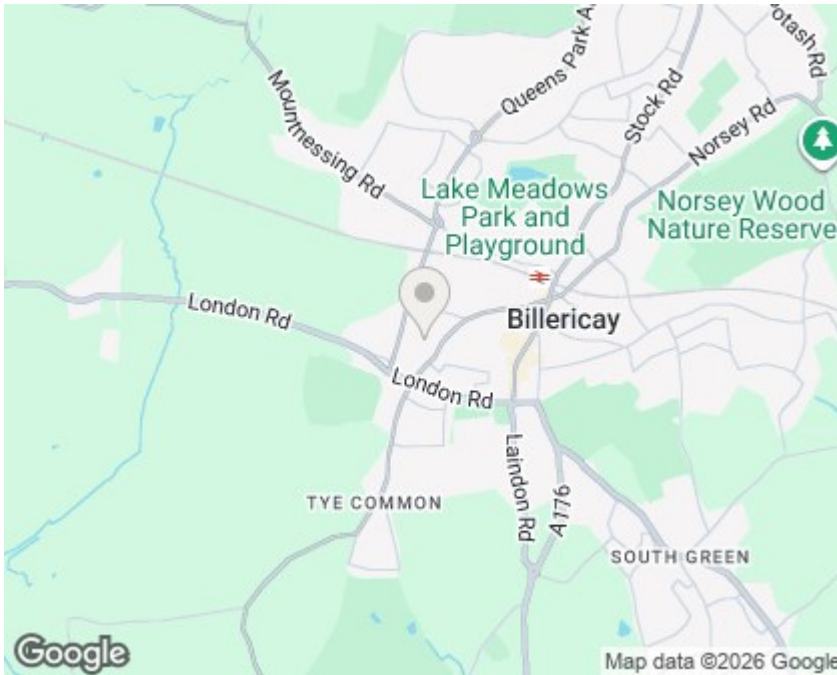
30' x 30' approximately

FRONT GARDEN

50' approximately

LONG DRIVEWAY FOR MULTIPLE VEHICLES





Viewings

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

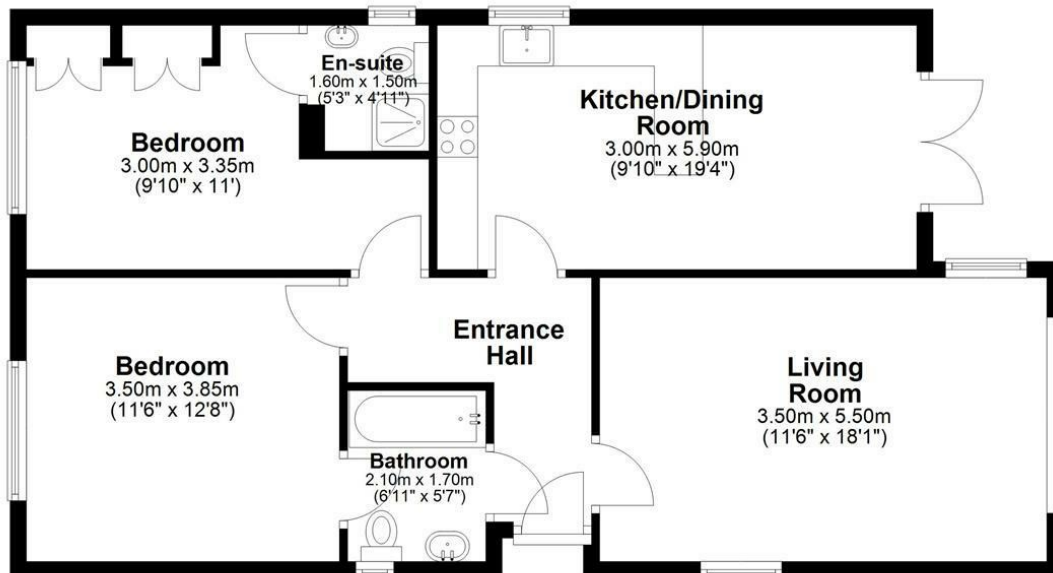
EPC Rating:

D

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		85
(81-91) B		
(69-80) C		
(55-68) D	64	
(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. 77.2 sq. metres (831.3 sq. feet)



Total area: approx. 77.2 sq. metres (831.3 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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