



27 Mercer Road, Billericay, CM11 1DH

Offers In Excess Of £650,000

- CORNER PLOT
- DOUBLE LENGTH GARAGE
- SOUTH WEST FACING REAR GARDEN
- 3/4 BEDROOM LINK-DETACHED HOUSE
- CLOSE TO NORSEY WOODS
- 1,600 SQUARE FT. FAMILY HOME
- GARDEN ROOM WITH HOT TUB
- EXTENSIVE OFF ROAD PARKING
- NEARBY BUTTSBURY & MAYFLOWER SCHOOLS
- MODERN KITCHEN & BATHROOM

Situated on a sizeable corner plot with South West facing rear garden, is this spacious three / four bedroom link-detached family home. Located in North Billericay, within the sought-after Norsey Farm development, is this well presented property, with extensive parking and double length garage. Just a short walk from Norsey Woods Nature Reserve and highly regarded schools, this property is within catchment area of both Buttsbury and Mayflower Schools, the property is perfectly positioned for families and further benefits from a large driveway and a double-length garage, providing ample off-street parking. This well proportioned property, has accommodation of approximately 1,600 square feet (148 square meters) and includes a welcoming entrance hall leading to the ground floor W.C. To the rear aspect is a naturally light living room with a feature gas fireplace (untested) and a separate dining room to the front aspect, which can accommodate a large table and ideally suited for entertaining, overlooking the rear garden is a modern kitchen/breakfast room which includes a five ring gas hob, integrated oven, dishwasher and sink /drainer, there is space for an American style fridge / freezer. There is door access to the 32ft long garage / workshop and also a door leading onto the sunny aspect garden and utility room, where there is a butler sink, Vaillant gas boiler and spaces for a washing machine and tumble dryer. Originally constructed as a four bedroom house, the current Vendors opted for a larger three bedroom configuration, this can straight forwardly be reversed if preferred by the new owner. first floor offers three spacious bedrooms, along with a modern fully tiled family bathroom, including a freestanding bath and corner shower. Externally, the property enjoys a 45ft x 43ft, South-West facing garden, with a detached garden room / bar, which has power, lighting and a hot tub (available by negotiation) there is also side gate access and a storage shed for garden tools and equipment. This property enjoys an outlook over a playing green and has a fantastic corner position with future potential to extend, subject to the necessary planning consent being granted.

 3  1  2  D

Council Tax Band: E



ENTRANCE HALLWAY

GROUND FLOOR W.C

LIVING ROOM

16'9 x 11'6

DINING ROOM

13'1 x 12

KITCHEN / BREAKFAST ROOM

16'9 x 8'8

UTILITY ROOM

10'10 x 6'3 max

DOUBLE LENGTH GARAGE

32'10 x 8'2 max

GARDEN ROOM

14'3 x 10'2

FIRST FLOOR LANDING

BEDROOM ONE

16'9 x 9'6

BEDROOM TWO

13'2 x 11'6

BEDROOM THREE

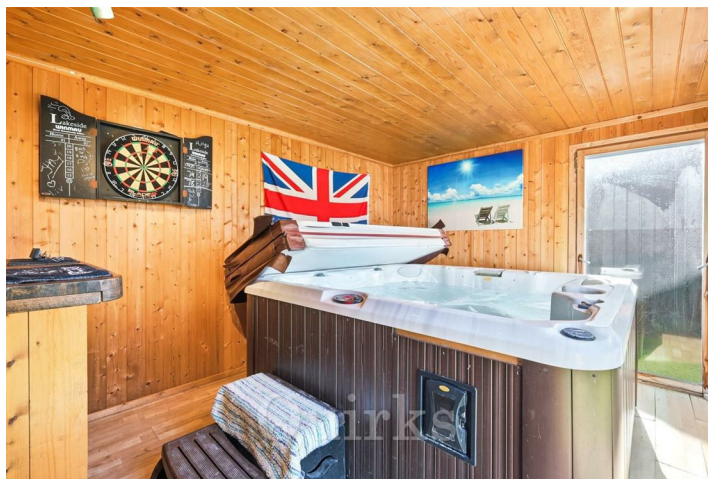
8'9 x 8'6

FAMILY BATHROOM

9'10 x 6'1

SOUTH WEST FACING REAR GARDEN

45 x 43





Viewings

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

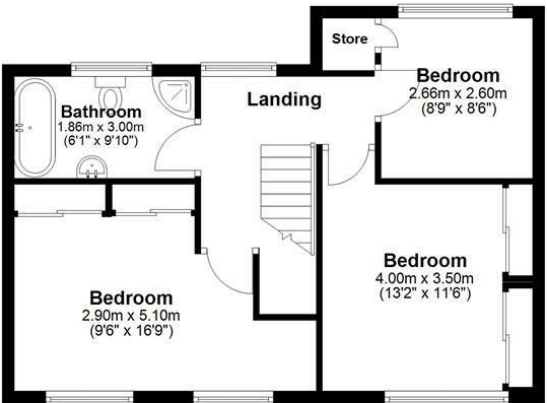
EPC Rating:

D

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		80
(55-68) D	63	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC

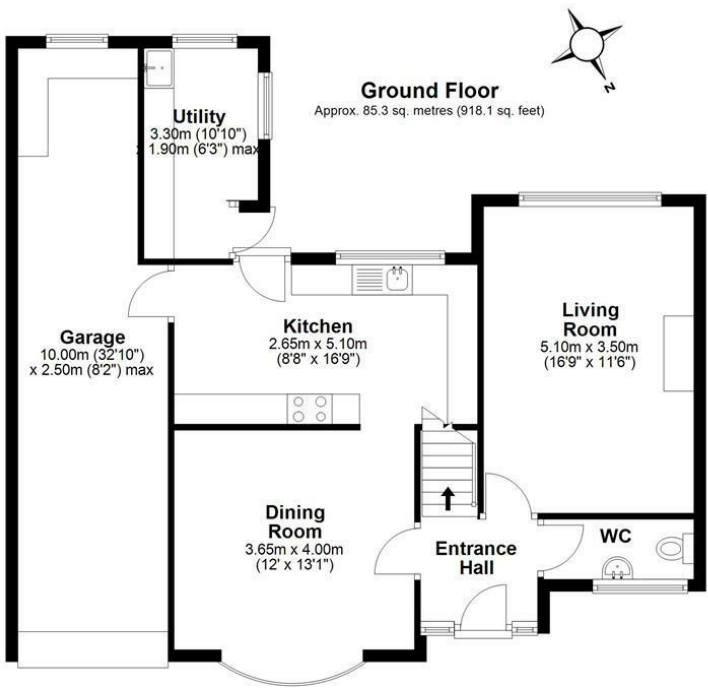
First Floor

Approx. 49.3 sq. metres (530.7 sq. feet)



Outbuilding

Approx. 13.5 sq. metres (145.2 sq. feet)



Total area: approx. 148.1 sq. metres (1594.0 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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