



## 10 Short Lane, Ramsden Heath, Billericay, CM11 1NY

Asking Price £650,000

- THREE BEDROOMS
- OPEN PLAN KITCHEN / LIVING ROOM
- MODERN FAMILY BATHROOM
- SUMMERHOUSE / OUTBUILDING
- NEARBY SCHOOL & OPEN COUNTRYSIDE
- LOFT ROOM & STORAGE SPACE
- GROUND FLOOR WET ROOM
- BI-FOLDING DOORS TO 65FT GARDEN
- RECENTLY ADDED BLOCK PAVED DRIVEWAY
- POTENTIAL TO EXTEND FURTHER (STPP)

Situated in a popular road within the Ramsden Heath Village, is this extensively refurbished and extended, three bedroom family home. This modern property is set back from the road with a recently installed block paved driveway, retaining wall and remote controlled lighting. There is now parking for several vehicles and gated side access to the 65ft rear garden, with outbuilding / summerhouse, which has power and lighting, plus there are two storage sheds. The accommodation includes an entrance hallway leading to a modern ground floor wet room, there is also a utility room with space for a washing machine, this room leads to a 12ft storage room / workshop, housing the Vaillant combination gas boiler, there is access to this room from the front and rear garden. There is an impressive and naturally light, open plan kitchen / dining room, with bi-folding doors, lantern roof and remote controlled underfloor heating. The modern range of wall and base level units are complimented with quartz worksurfaces and a fitted breakfast bar. There is a range of integrated appliances including, five ring gas hob, oven, microwave, dishwasher and wine cooler. Double doors lead to a separate living room, with a feature display fireplace. The first floor landing is a good size, leading to three bedrooms on the first floor and a fully tiled family bathroom, with underfloor heating. There are stairs leading to the second floor / loft area, with an extensive storage space and boarded loft room, with scope to create a bedroom and en-suite if required and subject to planning / building regulation approval. The property previously had planning passed in 2013 for a double storey side extension, incorporating a garage to the ground floor, plans are available on request.



Council Tax Band: D



ENTRANCE HALLWAY

GROUND FLOOR WET ROOM

MODERN OPEN PLAN KITCHEN / DINING ROOM

21'5 x 18

LIVING ROOM

14'5 x 10

UTILITY ROOM

7'3 x 6'3

STORAGE ROOM

12'8 x 6'4

FIRST FLOOR LANDING

MODERN FAMILY BATHROOM

7'3 x 5'11

BEDROOM ONE

10'7 x 10'6

BEDROOM TWO

13'11 x 7'2

BEDROOM THREE

10 x 6'6

STAIRS TO SECOND FLOOR

LOFT ROOM

10 x 7'2

LOFT STORAGE SPACE

13'1 x 12'10

REAR GARDEN

65 x 36

OUTBUILDING

13'3 x 12'4

INDEPENDENT BLOCK PAVED DRIVEWAY





## Viewings

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

## EPC Rating:

C

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C		69	77
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	



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