



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

### Offers In Excess Of £600,000

- 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)

**\* NO ONWARD CHAIN \*** 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 loft 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 STORAGE 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





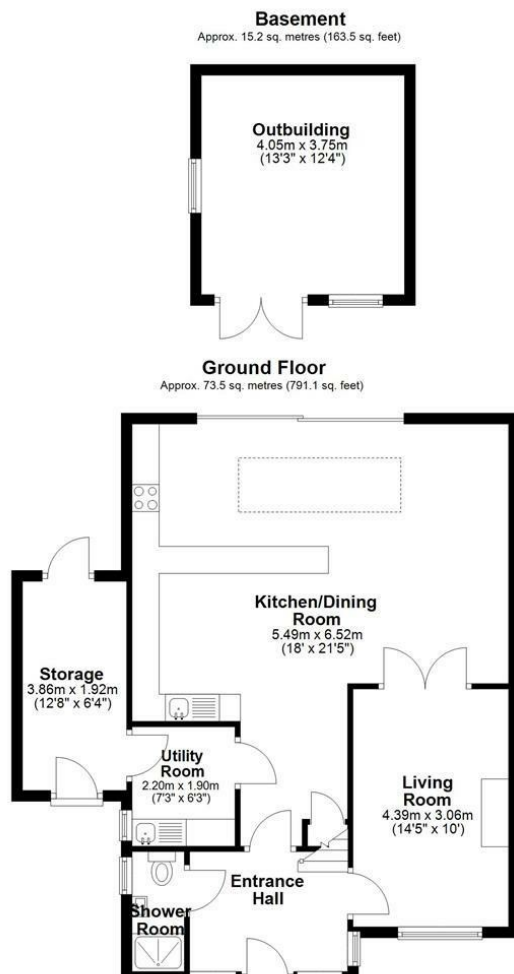
## Viewings

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 |           |



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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Short Lane

