



7 Martingale Road, Billericay, CM11 1SG

Asking Price £825,000

- UN-OVERLOOKED SOUTH FACING GARDEN
- W.C, EN-SUITE & BATHROOM
- MODERN INTEGRATED KITCHEN
- TWO SETS OF FRENCH DOORS TO THE GARDEN
- SCOPE TO EXTEND (STPP)
- FOUR SPACIOUS BEDROOMS
- DOUBLE LENGTH GARAGE
- SOUGHT AFTER NORSEY FARM DEVELOPMENT
- OFF ROAD PARKING FOR THREE CARS
- NEARBY BUTTSBURY & MAYFLOWER SCHOOLS

This immaculately presented four bedroom family home, is located in a quiet position on the sought after Norsey Farm Development, within walking distance of Buttsbury & Mayflower Schools and Norsey Woods Nature Reserve. Externally there is off road parking for 3/4 cars, plenty of storage space with a 32ft long, double length garage, storage shed with power and lighting, secluded South West facing rear garden, with sandstone paved patio and well maintained flower and shrub borders. The accommodation includes an entrance hallway, with built-in storage cupboard and ground floor W.C. There are two key reception rooms, both with double glazed French doors leading to the rear garden, the living room enjoys a dual aspect and a feature gas fireplace (untested) there is also a modern integrated kitchen / breakfast room, with a recently installed Baxi gas boiler installed in 2025, benefitting from remaining warranty. The kitchen also has side door access, to the covered and gated sideway. The first floor landing has a built in airing cupboard, housing the hot water cylinder (replaced in 2025) and there is a fitted pull down ladder, providing access to the large loft area, with, lighting, insulation and plenty of boarded storage space. Bedroom one overlooks the rear garden, with fitted wardrobes and a en-suite shower room. There are three further spacious bedrooms, with further storage space included and a modern, fully tiled bathroom, with paneled bath and wall mounted shower above.



Council Tax Band: F



ENTRANCE HALLWAY

14'2 x 6'1

GROUND FLOOR W.C

MODERN INTEGRATED KITCHEN / BREAKFAST ROOM

15'9 max x 11'5

DINING ROOM WITH FRENCH DOORS

12'6 x 8'6

DUAL ASPECT LIVING ROOM WITH FRENCH DOORS

19'4 x 12'6

FIRST FLOOR LANDING

BEDROOM ONE

12'6 x 12'5

EN-SUITE SHOWER ROOM

BEDROOM TWO

11'4 x 11 max

BEDROOM THREE

11'10 x 8'1

BEDROOM FOUR

9'1 x 8'11

FAMILY BATHROOM

7 x 5'10

DOUBLE LENGTH GARAGE

32'2 x 8'3

SOUTH WEST FACING REAR GARDEN

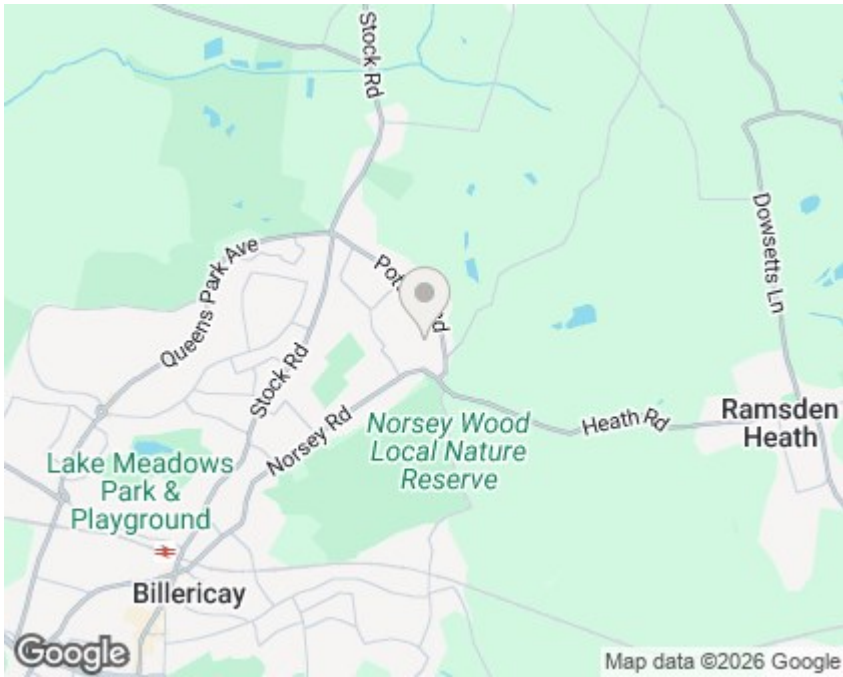
50 x 36

STORAGE SHED WITH POWER SUPPLY

19'2 x 4'2

OFF ROAD PARKING FOR THREE / FOUR CARS





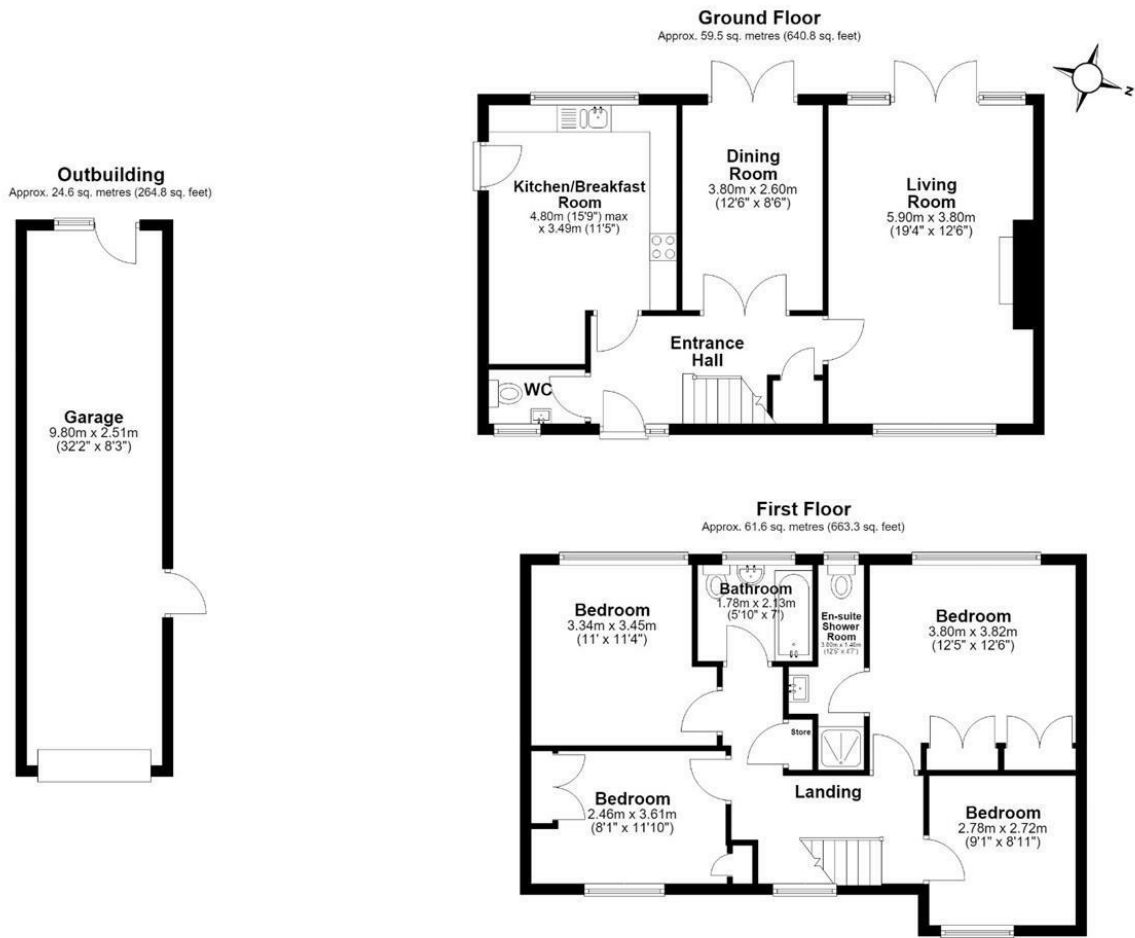
Viewings

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	70	82
(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	



Total area: approx. 145.8 sq. metres (1568.9 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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