



8 The Rowans, Billericay, CM11 2PB

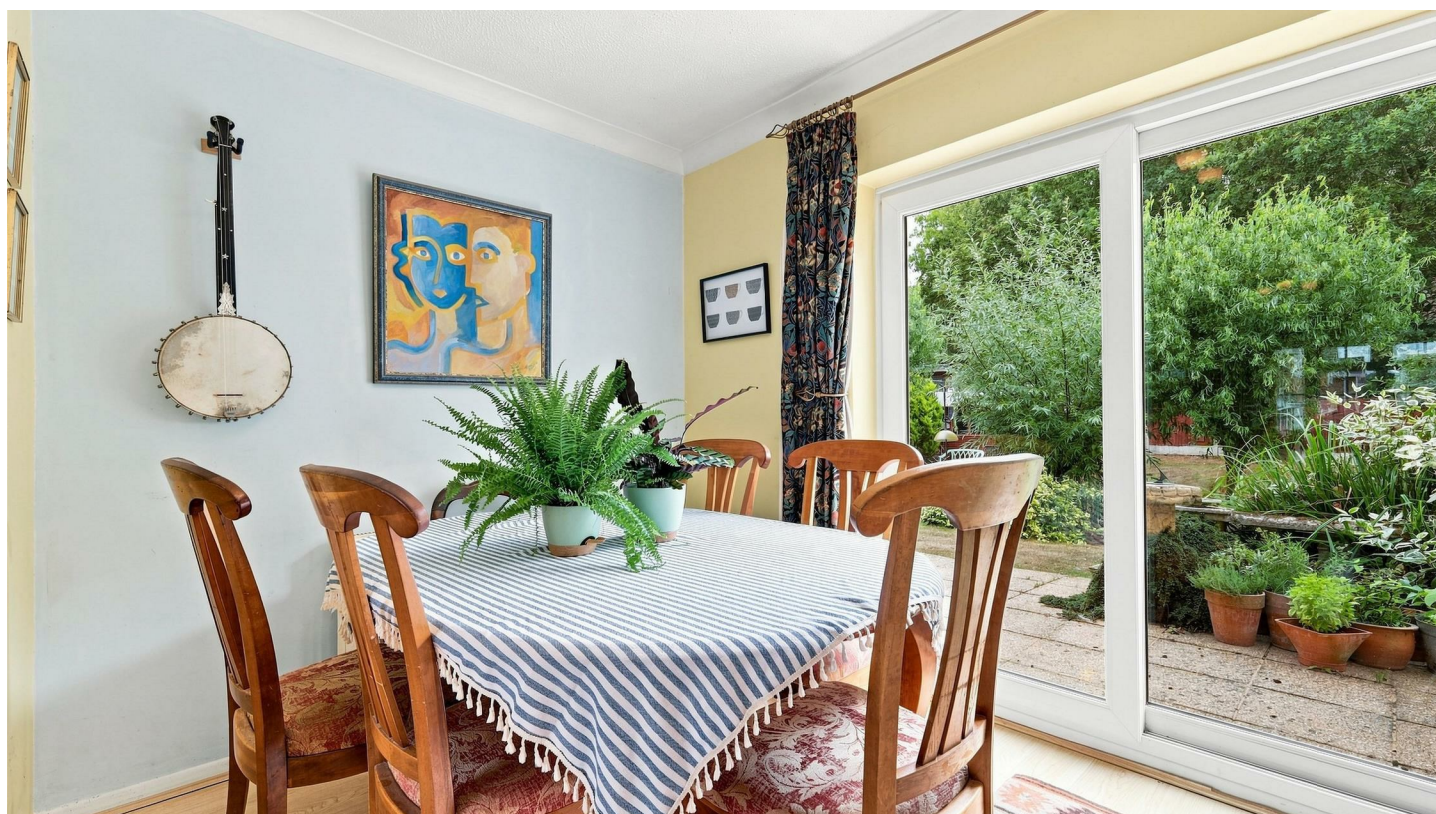
Asking Price £585,000

- FOUR BEDROOMS
- INTEGRAL GARAGE
- CUL DE SAC LOCATION
- DOWNSTAIRS W.C
- OFF STREET PARKING
- TWO RECEPTION ROOMS
- ENSUITE TO MASTER
- UNOVERLOOKED GARDEN
- FAMILY BATHROOM
- DETACHED FAMILY HOME

Situated within a lovely cul-de-sac in Billericay is this well-proportioned four bedroom detached family home, offering versatile accommodation together with an integral garage and a particularly generous rear garden. Upon entry, the ground floor opens into a spacious living room which extends across the front of the property, with a bay window providing plenty of natural light and stairs rising to the first floor. To the rear is a separate dining room, with large sliding doors opening directly onto the garden, making this a bright and practical space for both everyday family life and entertaining. The kitchen is also positioned to the rear and is fitted with a range of units and work surfaces, with a wide window overlooking the garden. To the first floor are four bedrooms, providing plenty of flexibility for a growing family or those requiring space to work from home. The main bedroom benefits from fitted wardrobes together with its own en-suite shower room, while the remaining bedrooms are served by the family bathroom. Externally, the property has off-street parking to the front together with access to the integral garage. A particular feature of the house is the established rear garden, which is an excellent size and offers a good degree of privacy. A paved terrace immediately behind the house provides space for outdoor seating, with the remainder laid predominantly to lawn and complemented by mature trees, shrubs and planting. Offering generous family accommodation, excellent outside space and a pleasant cul-de-sac setting, this is a great opportunity for buyers looking for a four bedroom home in Billericay.



Council Tax Band: E



Entrance Hall

Living Room
18'9 x 13'4

Dining Room
11'5 x 7'7

Kitchen
10'8 x 10'2

Downstairs W.C

Landing

Bedroom One
12'6 x 10'9

Ensuite
7'10 x 2'10

Bedroom Two
11'9 x 7'10

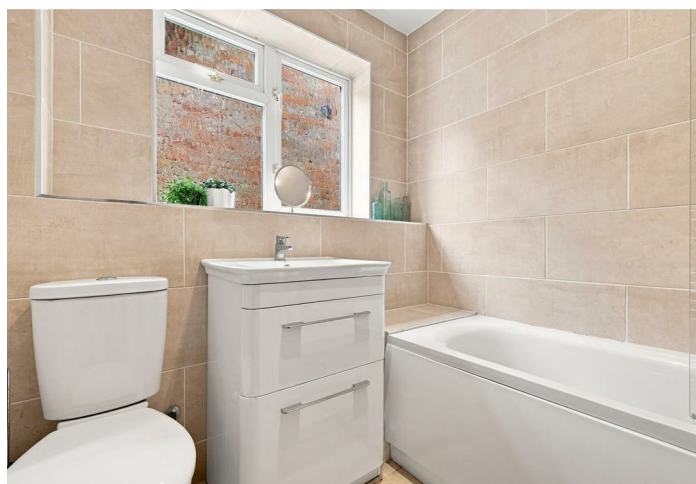
Bedroom Three
10'9 x 7'7

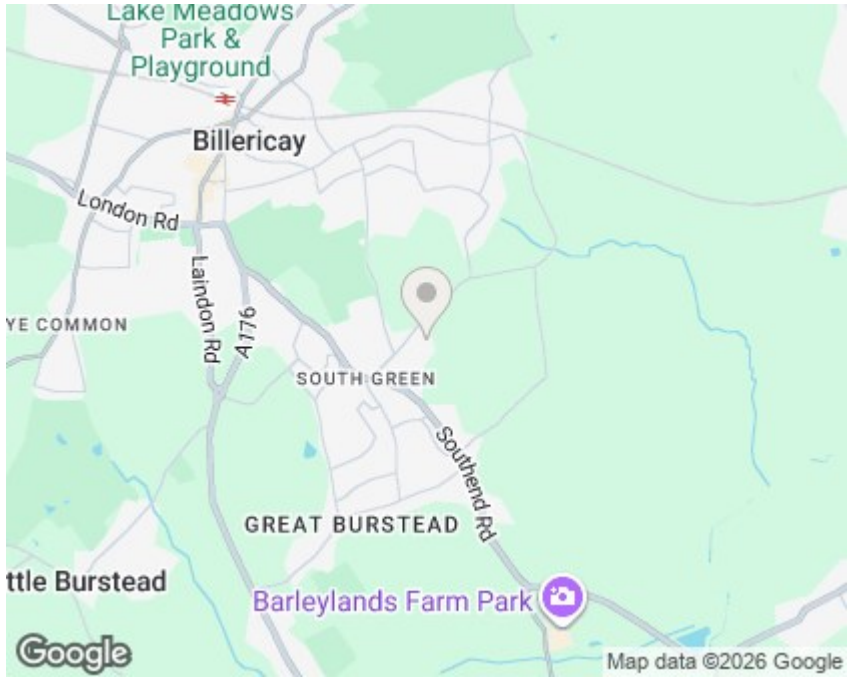
Bedroom Four
9'5 x 7'6

Bathroom
7'6 x 6'8

Garage
17'3 x 8'2

Garden
65 x 33





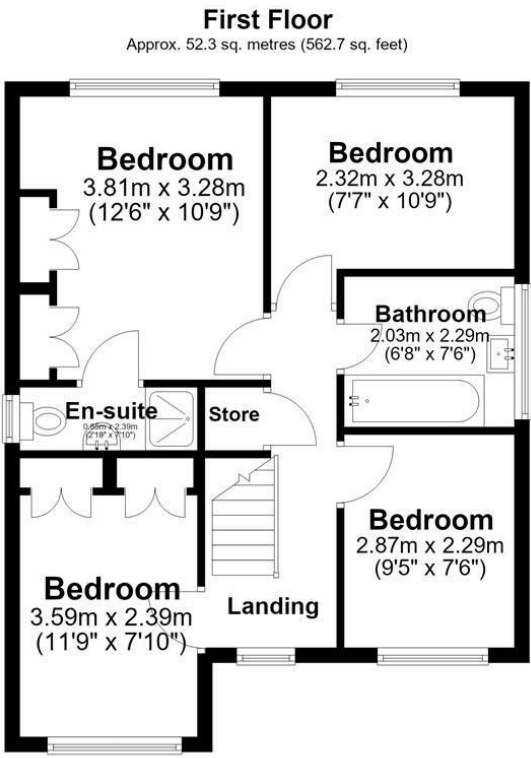
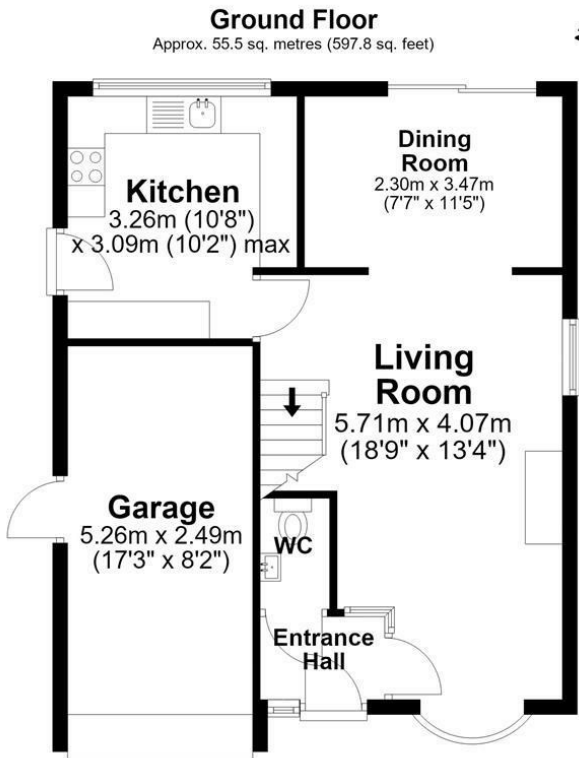
Viewings

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		83
(69-80) C	69	
(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. 107.8 sq. metres (1160.5 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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Plan produced using PlanUp.

The Rowans