



Martingale Road | Billericay | Offers In Excess OF £800,000



Martingale Road

Billericay | Essex | CM11 1SG

Located on the sought after Norsey Farm Development and within close proximity to both Buttsbury Primary School and Mayflower High School, is this deceptively spacious 4 double bedroom detached family residence. Located in a peaceful cul de sac turning thus is an amazing area to bring up your family with it's quiet setting away from any busy roads. You can easily walk through to the bridle estate with it's cut throughs to Stock Road local shops and bus routes to Billericay Station with it's routes to London Liverpool street.

This development commenced in the late 1970's through to the early 1980's and built by Moody/ Wimpey Homes, they were all build on generous sized plots. This particular house enjoys a sunny corner plot and has plenty of potential to extend further. Many residents on the estate have lived there for many years and have made vast improvements to their properties. Luckily enough for the current owners, the previous owners of this home had already extended over the garage to provide a much bigger bedroom, together with it's own dressing room or study, perfect for a teenager.

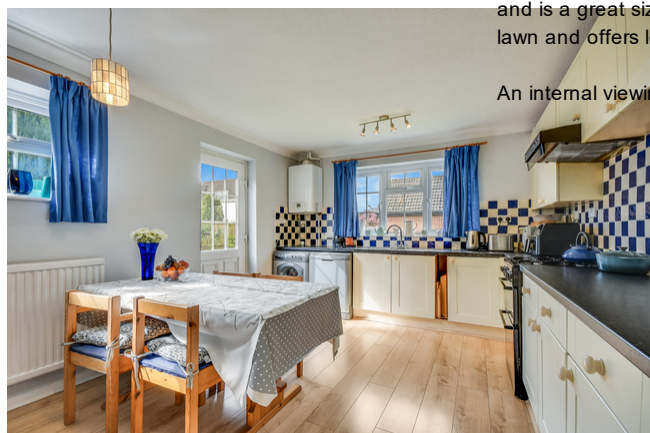
Constructed with traditional block and brick materials, this family property boasts the original ground floor layout with a large living room from front to back , a good size separate dining room as well a great kitchen breakfast room and ground floor cloakroom. The garage is double length a many homeowners on the estate have converted half of this space to create a further reception room leading off the lounge.

Upstairs the property, as previously mentioned, has been extended over the garage. This space creates extra space to the family by providing a great study area and much larger bedroom for their children. The main bedroom has the advantage of an en-suite shower room, which is addition to a three piece family bathroom.

Outside the property there a huge front garden offering the potential for a large driveway if required and the corner position offers so much seclusion and must be viewed externally to full appreciate.

The rear garden enjoys a sunny South West facing aspect allowing plenty of sunshine all day long and is a great size for the family measuring 19.6 metres wide x 11.5 metres deep. It is mainly laid to lawn and offers lot's of seclusion for rest and relaxation.

An internal viewing is strongly advised to fully appreciate the size and space on offer.



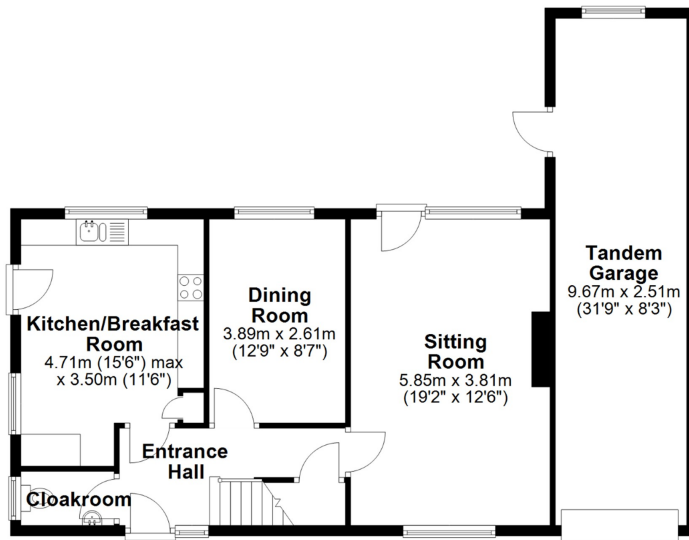


- Detached Family Residence
- Kitchen Breakfast Room
- Ground Floor Cloak room W/C
- Good Size Living Room With A Feature Fireplace
- First Floor Study Area
- Separate Dining Room
- Offering Huge Potential to Extend
- South West Facing Rear Garden measuring 19.6 metres wide x 12 Metres Deep
- Four Double Bedrooms
- En-suite to Master bedroom
- Double Length Garage With Power And Lighting
- Buttsbury & Mayflower School Catchment

Areas



Ground Floor



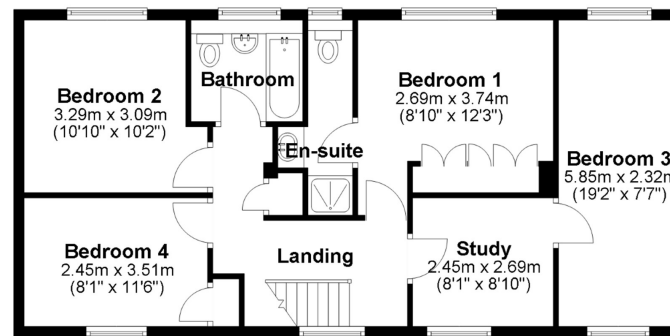
APPROX INTERNAL FLOOR AREA 157 SQ M 1693 SQ FT Including Garage

This plan is for layout guidance only and is
NOT TO SCALE

Whilst every care is taken in the preparation
of this plan, please check all dimensions,
shapes & compass bearings before making
any decisions reliant upon them.

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First Floor



Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		84
(69-80) C	71	
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales	EU Directive 2002/91/EC	

Viewing strictly by appointment with The Property Specialists



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Less Stressful

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