



- Four bedroom house
- Extensively refurbished throughout
- Garage & Off road parking
- Large 200ft rear garden
- 26ft lounge with log burner
- En suite to master
- Stunning fitted kitchen with underfloor heating
- Easy access to Wickford Train Station
- High quality fixtures & fittings throughout

**Fernshaw, Gardiners Lane North, Crays Hill, Billericay, Essex. CM11 2XA.**

\*\*GUIDE PRICE £600,000-£650,000\*\*

Occupying a fabulous unoverlooked plot which boasts a 200ft rear garden on the outskirts of Billericay, is this beautifully refurbished four bedroom detached residence which has been finished to the highest of standards throughout. The property itself offers easy access to both the A127 and the Billericay Train Station, offering a low maintenance family home for the daily commuter into London. The ground floor accommodation is vast and some highlights include a large entrance hall that provides access to the first floor, cloakroom, a stunning bespoke fitted kitchen with granite worktops & center island, utility room, a separate dining room, a large 26ft lounge/diner with feature log burner, and a study/playroom. On the first floor, there are four well-appointed bedrooms with a stunning, high spec en suite to the master, and the main family bathroom.



# Property Details.

## Entrance Hall



Part glazed entry door to front, radiator, stairs rising to the first floor, doors to;

## Cloakroom



Opaque double glazed window to side, WC, hand wash basin with vanity unit underneath, tiled splashback, tiled floor

## Utility Room

6' 10" x 6' 4" (2.08m x 1.93m) Double glazed window & door to side, base units with worktops over, inset sink, space/plumbing for appliances, shelving.

## Dining Room



13' 1" x 8' 4" (3.99m x 2.54m) Two double glazed windows to front, radiator.

## Lounge



26' 7" x 13' 8" (8.10m x 4.17m) Double glazed doors to rear, double glazed windows to side, radiator, television & telephone points, fitted cupboard, log burner, opening to;

## Study/Playroom

10' 0" x 6' 6" (3.05m x 1.98m) Double glazed windows to side, radiator, doors to rear

## Kitchen



16' 2" x 12' 2" (4.93m x 3.71m) Double glazed windows & door to rear, wall & base units with granite worktops, center island with granite worktops, gas cooker, two integrated ovens, extractor, integrated fridge/freezer, integrated dishwasher, underfloor heating, wall mounted boiler, inset sink with side drainer unit & cold water tap, multiple skylights to side aspect.

## First Floor Landing

Double glazed window to side, radiator, doors to;

## Bedroom One



# Property Details.

16' 3" x 13' 8" (4.95m x 4.17m) Two double glazed windows to rear, radiator, door to a walk-in wardrobe.

## En suite



Opaque double glazed window to side, tiled floor, heated chrome towel rail, WC, twin hand wash basin with vanity underneath, double walk-in shower which is fully tiled, fully tiled walls, extractor, shaver point.

## Bedroom Two



10' 11" x 7' 11" (3.33m x 2.41m) Double glazed window to side, radiator, door to;

## Family Bathroom



Opaque double glazed window to side, heated chrome towel rail, WC, large hand wash basin with vanity unit underneath, extractor bath with shower over, tiled floor, fully tiled walls.

## Bedroom Three



11' 9" x 8' 6" (3.58m x 2.59m) Double glazed window to front, radiator.

## Bedroom Four

8' 11" x 8' 6" (2.72m x 2.59m) Double glazed window to front, radiator.

## Rear Garden



Predominantly laid to lawn, large raised patio area with railway sleeper borders, enclosed by panelled fencing, outside tap & lighting, brick built storage shed at the bottom of the garden.

## Frontage

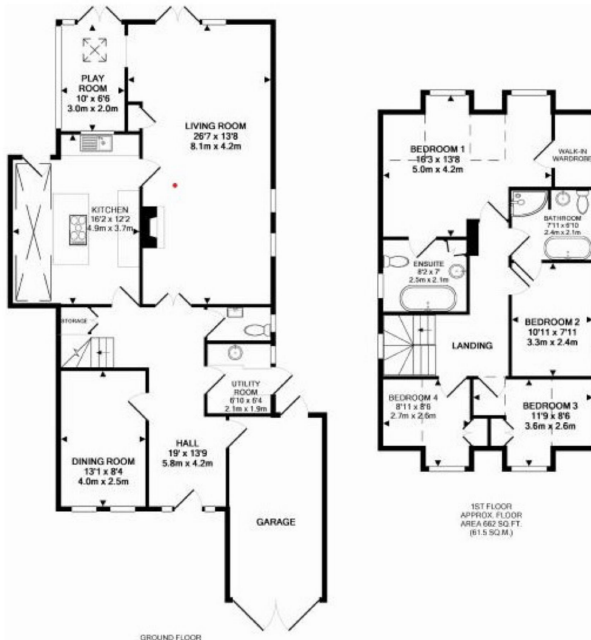
There is a large private driveway to the front of the property, enclosed by cast-iron gates and shrub borders, access to a garage;

## Garage

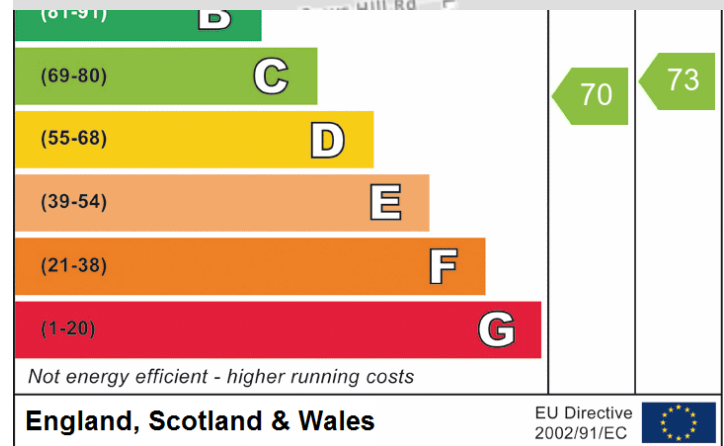
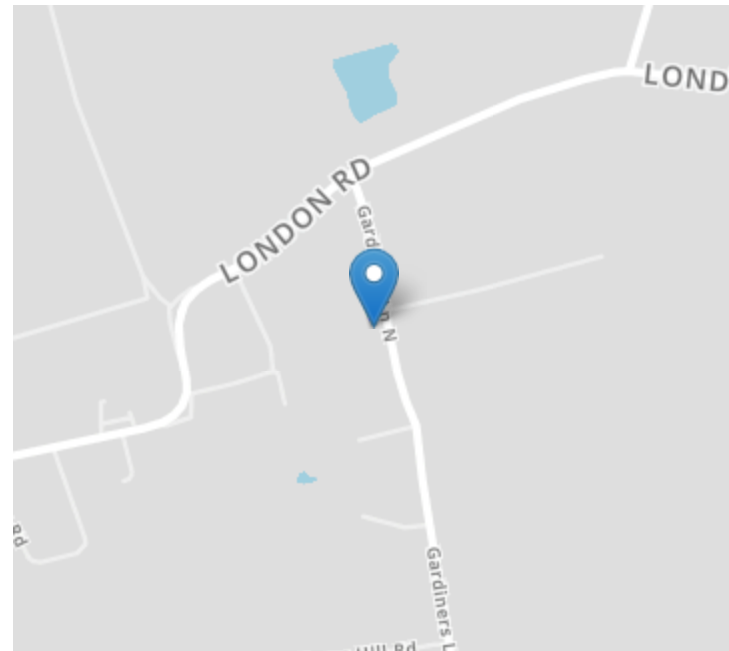
There is a single garage with power & lighting, door to the rear garden.

# Property Details.

## Floorplans



## Location



We have not carried out a structural survey and the services, appliances and specific fittings have not been tested. All photographs, measurements, floor plans and distances referred to are given as a guide only and should not be relied upon for the purchase of carpets or any other fixtures or fittings. Gardens, roof terraces, balconies and communal gardens as well as tenure and lease details cannot have their accuracy guaranteed for intending purchasers. Lease details, service ground rent (where applicable) are given as a guide only and should be checked and confirmed by your solicitor prior to exchange of contracts.