



School Road | Downham, Billericay | GUIDE PRICE £800,000



School Road

Downham, Billericay | Essex | CM11 1QP

Located on the outskirts of Billericay in the popular village of Downham, is this stunning three double bedroom cottage which enjoys beautiful surroundings all year round and has a truly amazing landscaped garden, overlooking amazing local farmers fields providing picturesque walks.

This property has been carefully looked after over the years and the current owners have made some superb alterations to the home making it extremely saleable. The accommodation downstairs comprises of an impressive living room to the front with an ornate fire surround creating an enjoyable outlook to the front. The real delight of this property is it's fantastic open plan kitchen and family room which is a superb room for entertaining. The dining area is light and bright with plenty of natural light entering through two velux windows and French doors opening onto the garden patio. A stylish log burner is located in the corner of the dining area making winter evenings warm and cosy. The kitchen area has been designed to a high standard and well thought through, benefitting from a range of fitted units with space for a large range oven. There are further integrated kitchen appliances including a dishwasher. In addition, there is a separate laundry room with matching units giving ample storage cupboards a double glazed stable door, adding a real country feel to this character cottage. The downstairs accommodation is completed by a modern W/C.

On the first floor there are three good size double bedrooms with stunning views to the front and rear. The family bathroom is a super size with a four piece suite including freestanding roll top bath and a separate shower cubicle.

Outside the house the property benefits from ample off road parking to the front, leading to an integral garage with power and lighting. The rear garden is mainly laid to lawn with a large porcelain patio opening up a shaped lawn with fantastic landscaping including a range of mature trees and shrubs.

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



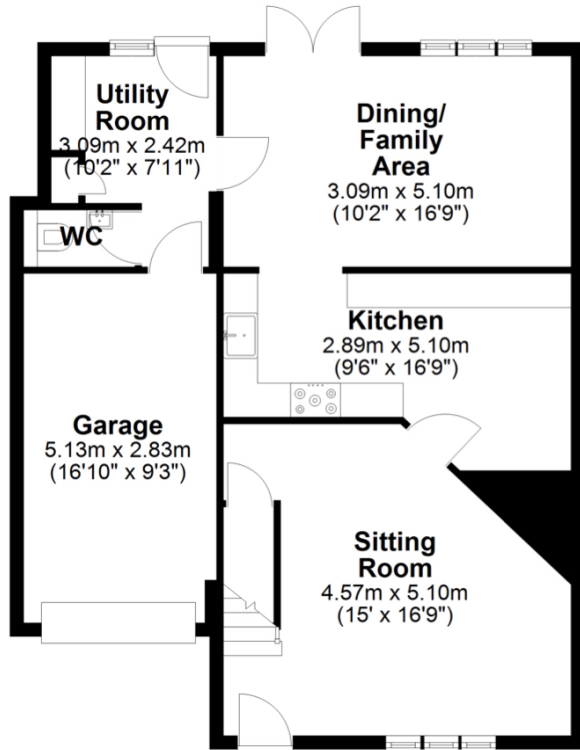


- Guide Price £800,000 - £825,000
- Beautifully Presented Three Double Bedroom Cottage
- Short Drive To Billericay Station And High Street
- Ground Floor Cloakroom W/C
- Finished To A High Specification
- Fantastic Open Plan Kitchen Family Room
- Large Living Room With Open Style Fireplace
- Stunning Log Burner
- Large Family Bathroom With Four Piece Suite
- Integral Garage & Large Driveway
- Amazing Landscaped Rear Garden
- Superb Plot Backing Onto Woodland And Fields





Ground Floor



Approximate Internal Floor Area

Main House 109 SQ M 1176 SQ FT
Garage 16 SQ M 165 SQ FT
Total 125 SQ M 1341 SQ FT

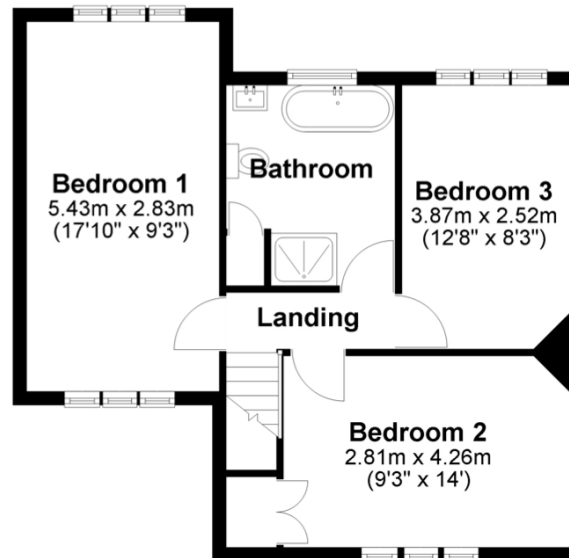
This floor plan is for guidance to layout only and is **NOT TO SCALE**

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



efficient
property
marketing

Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		
(69-80) C		78
(55-68) D	57	
(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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