



## Toad Hall, 110 Downham Road, Ramsden Heath, Billericay, CM11 1QQ

### Guide Price £950,000

- DETACHED HOUSE
- FOUR BEDROOMS
- LARGE FAMILY BATHROOM
- DOUBLE GARAGE
- NO ONWARD CHAIN
- VILLAGE LOCATION
- ENSUITE TO MASTER
- AMPLE ACCOMMODATION
- SOUTH FACING 70FT WIDE AND DEEP GARDEN
- SCOPE FOR EXTENSION (STP)



Situated in the highly sought-after village of Downham, this four-bedroom detached family home offers generous living space and potential for extension (subject to planning). Upon entering, you are greeted by a spacious hallway leading to a 33ft lounge, complete with a built-in bar and French patio doors opening to the garden. To the left of the entrance hall, you'll find the dining room overlooking the front aspect, as well as the kitchen, utility room, and study. The kitchen features space for a dining table and is equipped with appliances including a double Rangemaster oven, fridge/freezer, and dishwasher. The utility room, accessible from the kitchen, includes a door leading to the garden and another door into the integral double garage, with a study/store room beyond. On the first floor, the landing has double doors which open out onto a balcony and there are four double bedrooms, with the master bedroom benefiting from a newly fitted en-suite. The family bathroom is spacious and comprises of a four-piece suite with a shower cubicle. Externally, the property boasts a south-facing garden measuring 70ft x 70ft, which backs onto fields (pictured). The house is set back from the road with an in-and-out driveway offering parking for 4-5 cars. The garden features an outdoor swimming pool and a pond (both of which will require renovation), as well as a patio area with ample space for a table and chairs. The property is offered with no onward chain and requires modernisation throughout.

 4  2  3  E

Council Tax Band:



## ENTRANCE HALL

14'2" x 9'0"

## LOUNGE

33 x 14'0"

## SITTING ROOM

17'1" x 10'2" > 7'10"

## KITCHEN / DINER

20'1" x 8'6"

## UTILITY ROOM

8'7" x 6'4"

## STUDY

9'4" x 6'8"

## LANDING

22'2" x 6'4"

## BEDROOM ONE

14'1" x 12'10"

## ENSUITE

8'5" x 3'9"

## BEDROOM TWO

18'6" x 11'4"

## BEDROOM THREE

14'9" x 11'2"

## BEDROOM FOUR

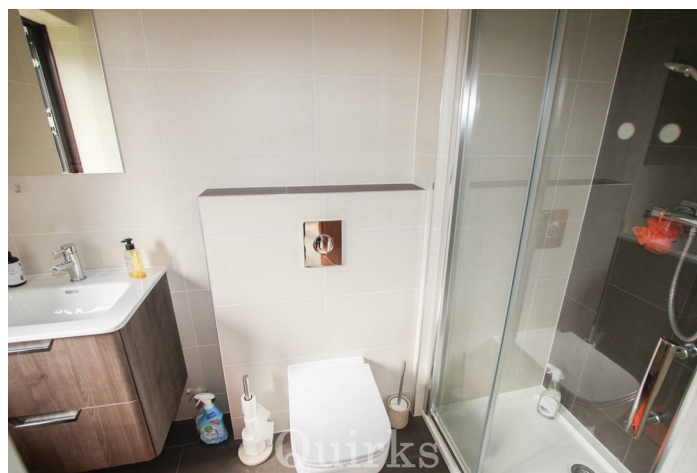
12'0" x 8'7"

## FAMILY BATHROOM

8'8" x 8'6"

## DOUBLE GARAGE

19'3" x 18'8"







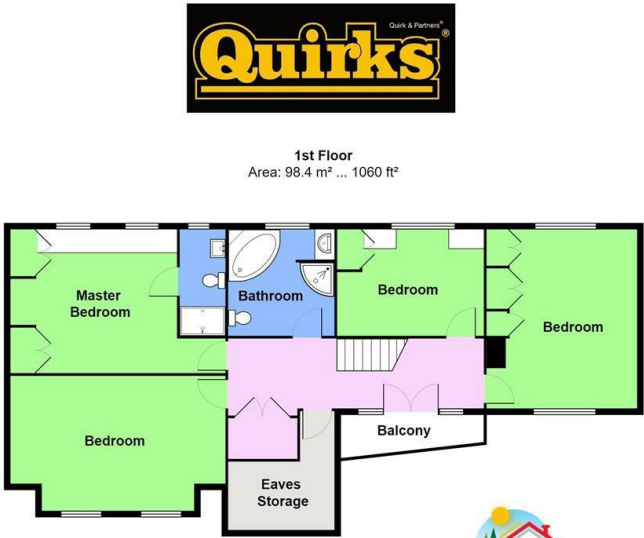
## Viewings

Viewings by arrangement only. Call 01277 626 541 to make an appointment.

## EPC Rating:

E

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E	49	71
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC



Total Area: 227.5 m² ... 2449 ft² (excluding balcony)

Whilst every effort has been made to ensure accuracy, measurements of doors, windows and other items are approximate and no responsibility is taken for any error, omission or mis statement. This plan is for illustrative purposes and so only be used as such.

