



11 Mercer Road, Billericay, Essex, CM11 1DH

Offers In Excess Of £550,000

- MODERN BATHROOM WITH UNDERFLOOR HEATING
- FOUR BEDROOM FAMILY HOME
- SCOPE TO EXTEND (STPP)
- NEW INTERNAL DOORS
- NEARBY NORSEY WOODS NATURE RESERVE
- 70FT SOUTH WEST FACING REAR GARDEN
- SOUGHT AFTER NORSEY FARM DEVELOPMENT
- GARAGE & OFF ROAD PARKING
- BUTTSBURY / MAYFLOWER SCHOOL AREA
- SPACIOUS HALLWAY & GROUND FLOOR W.C

Four bedroom family home, on the sought after Norsey Farm Development, with an impressive and un-overlooked, 71ft South West facing rear garden with storage shed and side gate access. There is off road parking to the side of the house, comfortably for 2/3 cars and a garage with power, lighting, eaves storage space and personal door from the garden. This property has excellent potential to create open plan kitchen / living space and also for a single storey rear extension, subject to planning consent being granted. The property offers sizeable accommodation, including spacious entrance hallway, with built in understairs storage and access to the ground floor W.C, to the front aspect is the living room with feature fireplace, opening to the dining room with plenty of natural light, fitted kitchen with door access to the rear garden, range of wall and base level units, Vaillant combination gas boiler (untested), sink / drainer and spaces for fridge / freezer, dishwasher, oven and washing machine. New paneled internal doors have been fitted throughout the ground and first floor, giving a modern feel to the house, along with recently installed carpets upstairs and fresh decoration in the key rooms. The first floor landing has access to the loft and built in airing cupboard, the refitted bathroom has tiled flooring and under floor heating, a modern white suite including paneled bath, with shower above, vanity unit wash hand basin and low level W.C, there are four bedrooms on the first floor, with two being comfortable double rooms, bedroom one is to the front aspect and has the benefit of built-in wardrobes, bedroom two, enjoys the South West facing aspect and views beyond the garden to a woodland area. Bedroom three has built-in over the stairs, bedroom four is currently set up a home office but could also be a children's bedroom if required. Situated within walking distance of Buttsbury & Mayflower schools, Norsey Woods Nature Reserve and nearby convenience shops. EPC rating C

 4

 1

 2

 C

Council Tax Band: E



GROUND FLOOR W.C

ENTRANCE HALLWAY

LIVING ROOM

15'7 x 12'7

DINING ROOM

9'6 x 9

KITCHEN

12'1 x 10'5 max

BEDROOM ONE

11'10 x 11'8

BEDROOM TWO

9'11 x 8'8

BEDROOM THREE

11'10 x 9'10 max

BEDROOM FOUR

8'5 x 6'5

MODERN FAMILY BATHROOM

6'5 x 5'9

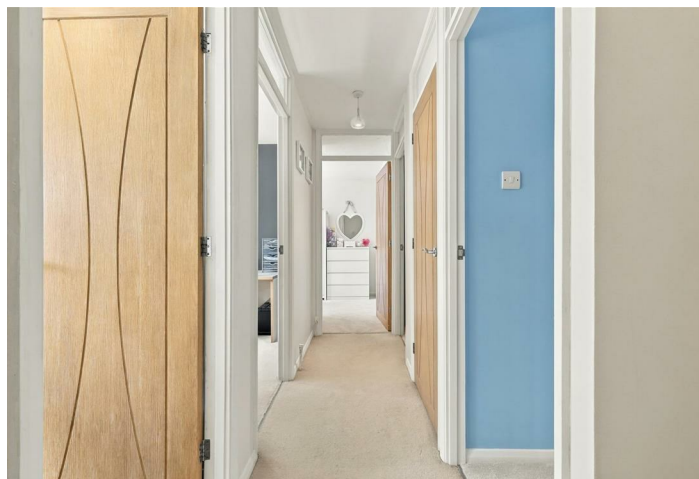
SOUTH FACING REAR GARDEN

71 x 32

DRIVEWAY FOR 2/3 CARS

GARAGE

16'3 x 8





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		
(69-80) C	74	80
(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. 105.2 sq. metres (1132.3 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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