



33 Rosslyn Road, Billericay, CM12 9JN

Asking Price £775,000

- FOUR BEDROOMS
- EXTENDED
- FOUR RECEPTION ROOMS
- SOUTH FACING GARDEN
- DRIVEWAY
- LINK DETACHED
- SOUGHT AFTER LOCATION
- FAMILY BATHROOM
- NO ONWARD CHAIN
- GARAGE

Situated within a highly sought-after location, this four-bedroom link-detached property offers well-proportioned accommodation and excellent potential for improvement. The ground floor provides versatile living space, including a lounge, sitting room with access to the rear garden, separate dining room, study, and a kitchen with direct access to the garden. A ground floor W.C. is also present. To the first floor are four bedrooms, comprising three doubles and a good-sized single, all benefiting from built-in storage, along with an original family bathroom. The main bedroom also features a useful storage cupboard housing the water tank. Externally, the property boasts a south-facing, unoverlooked rear garden, driveway parking and a garage. There is also a loft providing additional storage. The property offers scope for further extension, with foundations already in place beneath the rear extension designed to support a double storey addition (subject to the necessary consents). Offered for sale with no onward chain, this is an excellent opportunity for a buyer to update and personalise to their own requirements. Ideally positioned within the Quilters and Billericay School catchment areas, and within walking distance of Billericay High Street and Mainline Railway Station.



Council Tax Band: F



Entrance Porch

Downstairs W.C

Living Room
18'4 x 18'1

Study
14'9 x 7'7

Kitchen
13'11 x 8'10

Dining Room
13'11 x 8'10

Reception Room
18'1 x 13'0

Landing

Bedroom One
12'6 x 10'10

Bedroom Two
10'10 x 8'10

Bedroom Three
10'10 x 8'6

Bedroom Four
10'10 x 6'7

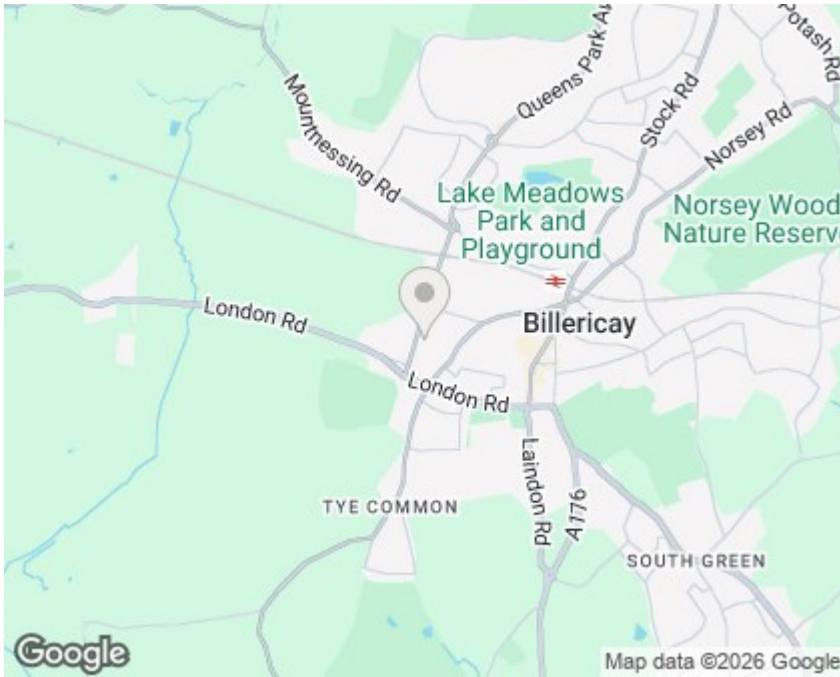
Bathroom
8'2 x 5'5

Garage
17'9 x 7'10

Garden

South Facing





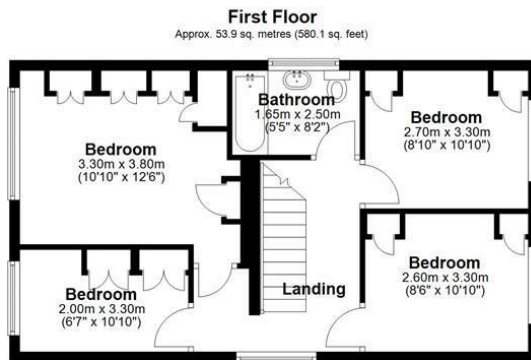
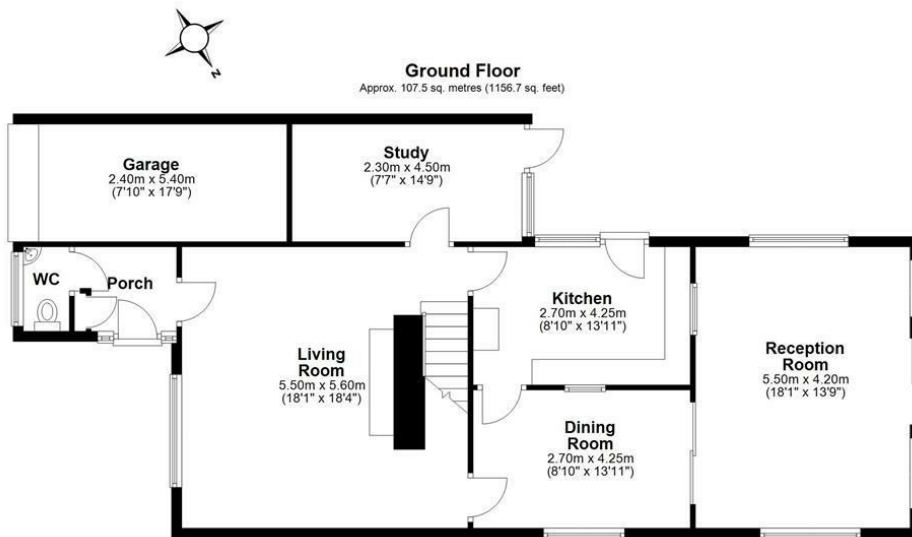
Viewings

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

EPC Rating:

D

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D		67	77
(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. 161.4 sq. metres (1736.8 sq. feet)

This floor plan has been created by a third party and should be used as a general outline for guidance only. Any areas, measurements or distances quoted are approximate and any intending purchaser or lessee should satisfy themselves by inspection, searches, enquiries and/or full survey as to the correctness of each statement. We accept no responsibility or liability for any loss whatsoever that may arise as a result of this plan and the information contained within.

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