



111 Downham Road, Billericay CM11 1QQ

Offers In Excess Of £900,000

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# 111 Downham Road Billericay CM11 1QQ Offers In Excess Of £900,000

**\*\*GUIDE PRICE £900,000-£950,000\*\*** Situated close to the highly desirable village of Ramsden Heath BACKING OPEN FIELDS, this beautifully presented FOUR-BEDROOM detached residence offers an EXCEPTIONAL balance of spacious family living and peaceful countryside surroundings.

Thoughtfully designed throughout, the property provides versatile accommodation perfectly suited to modern family life, with generous living areas, well-proportioned bedrooms, and a high standard of finish throughout. The home features four sizeable bedrooms, two of which benefit from contemporary en-suite shower rooms, providing both comfort and convenience for growing families or visiting guests. In addition, the property offers a substantial family bathroom fitted to a modern specification, creating ample space for everyday living.

The ground floor provides excellent entertaining and living accommodation, with a practical layout ideal for both relaxed family evenings and hosting guests. A separate utility room adds further practicality and additional storage space, helping to keep the main living areas organised and functional.

Externally, the property continues to impress with a generous rear garden enjoying attractive views across open fields, creating a tranquil and private setting rarely found. The outdoor space is ideal for entertaining, family activities, or simply enjoying the surrounding countryside and peaceful atmosphere.

Located within easy reach of local amenities, reputable schools, and transport connections, this outstanding detached home combines the charm of village living with the convenience required for modern lifestyles. Offering spacious accommodation, beautiful surroundings, and excellent family-focused features throughout, this is a fantastic opportunity to acquire a substantial home in one of the area's most sought-after locations.





**ENTRANCE HALL**  
14'0 x 11'8 (4.27m x 3.56m)

**STUDY**  
12'0 x 11'10 (3.66m x 3.61m)

**LIVING ROOM**  
23'0 x 16'6 (7.01m x 5.03m)

**KITCHEN**  
21'0 x 13'8 (6.40m x 4.17m)

**CONSERVATORY**  
16'9 x 12'2 (5.11m x 3.71m)

**UTILITY ROOM**  
9'10 x 4'2 (3.00m x 1.27m)

**BEDROOM ONE**  
17'5 x 16'5 (5.31m x 5.00m)

**EN-SUITE SHOWER**  
7'10 x 4'5 (2.39m x 1.35m)

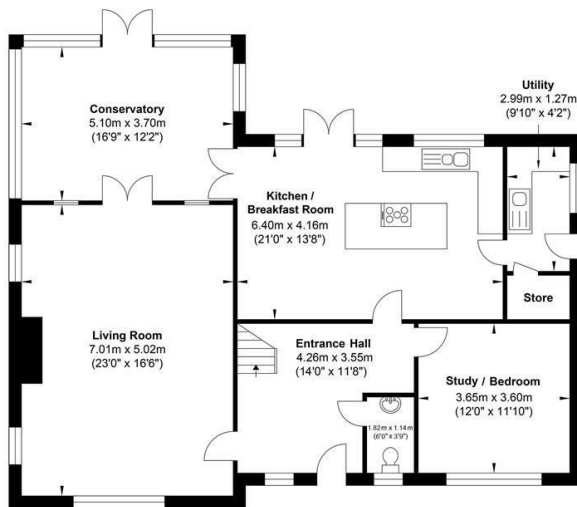
**BEDROOM TWO**  
11'9 x 9'7 (3.58m x 2.92m)

**EN-SUITE SHOWER**  
9'0 x 3'8 (2.74m x 1.12m)

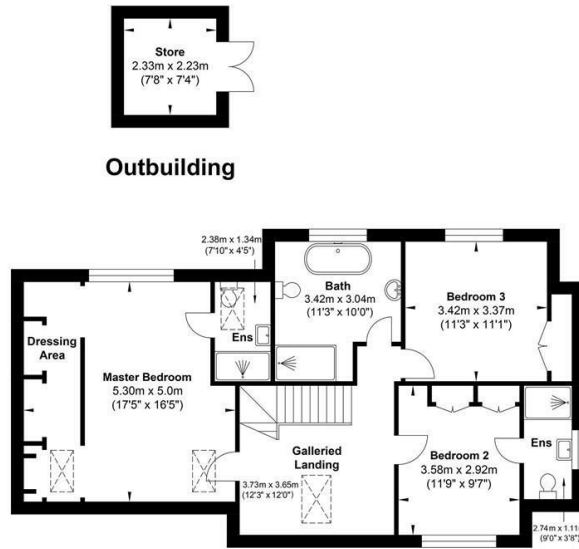
**BEDROOM THREE**  
11'3 x 11'1 (3.43m x 3.38m)

**FAMILY BATHROOM**  
11'3 x 10'0 (3.43m x 3.05m)

**GARDEN STORE**  
7'8 x 7'4 (2.34m x 2.24m)



Ground Floor



First Floor



Gross Internal Floor Area : 205.59 m2 ... 2212.95 ft2

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C		80	86
(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	



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**VIEWING:** Strictly by prior arrangement with Ashton White Estate Agents.

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