



PERIOD
HOMES



London Road
Crays Hill, Billericay Essex CM11 2UR
Guide Price £500,000

London Road, Crays Hill, Billericay, Essex CM11 2UR

GUIDE PRICE £500,000-£550,000

Located within the village of Crays Hill with easy access to both Billericay and Wickford is this immaculately presented and characterful home. Having been beautifully modernised by the current vendors the home offers spacious and high quality accommodation. Approached via a private driveway providing ample parking and gated access to the side directly in to the south westerly facing garden.

On entering you are welcomed by a bright entrance hallway, with stairs leading to the first floor. The spacious lounge boasts a feature brick fireplace with log burner perfect for winter evenings. The open plan kitchen and dining room has been recently fitted with a Quooker hot tap and range of integrated Siemens appliances to include induction hob, extractor, fridge freezer and dishwasher. The kitchen leads onto the conservatory with stunning views across the sunny rear garden, both rooms have double patio doors leading to the rear garden. A bathroom with freestanding roll top slipper bath and shower and separate WC complete the ground floor accommodation.

To the first floor the quality of the home continues, with three good size bedrooms, fitted wardrobes to the main bedroom and views from each bedroom over either the rear garden or surrounding farmland.

To the exterior the home offers a wonderful relaxing and secluded patio area with steps leading onto a lawned rear garden of approximately 70ft. In addition to which there is a delightful summer house ideal for those working from home and as previously mentioned a gated access to the front driveway.

Sold with no onward chain. Viewing highly recommended.









LONDON ROAD

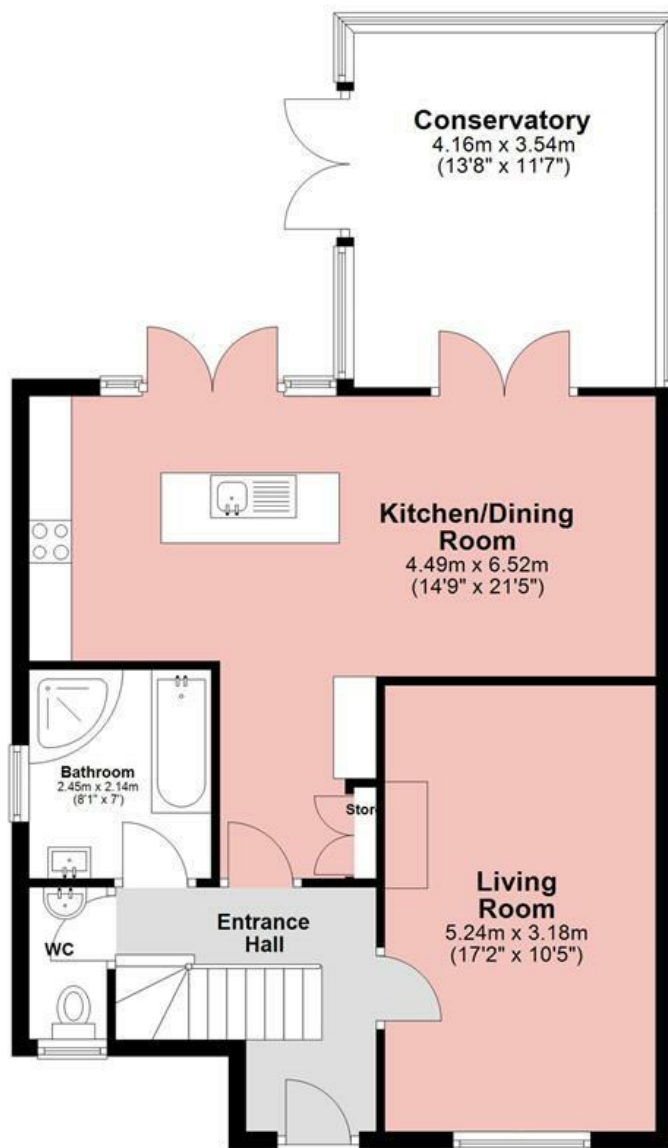
Approx. Gross Internal Area 118 Sq M (1269.6 Sq Ft)



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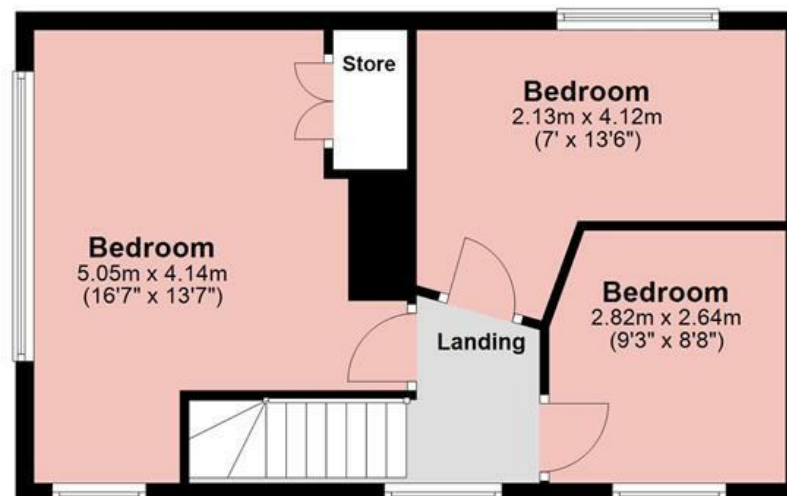
Ground Floor

Approx. 75.6 sq. metres (814.1 sq. feet)

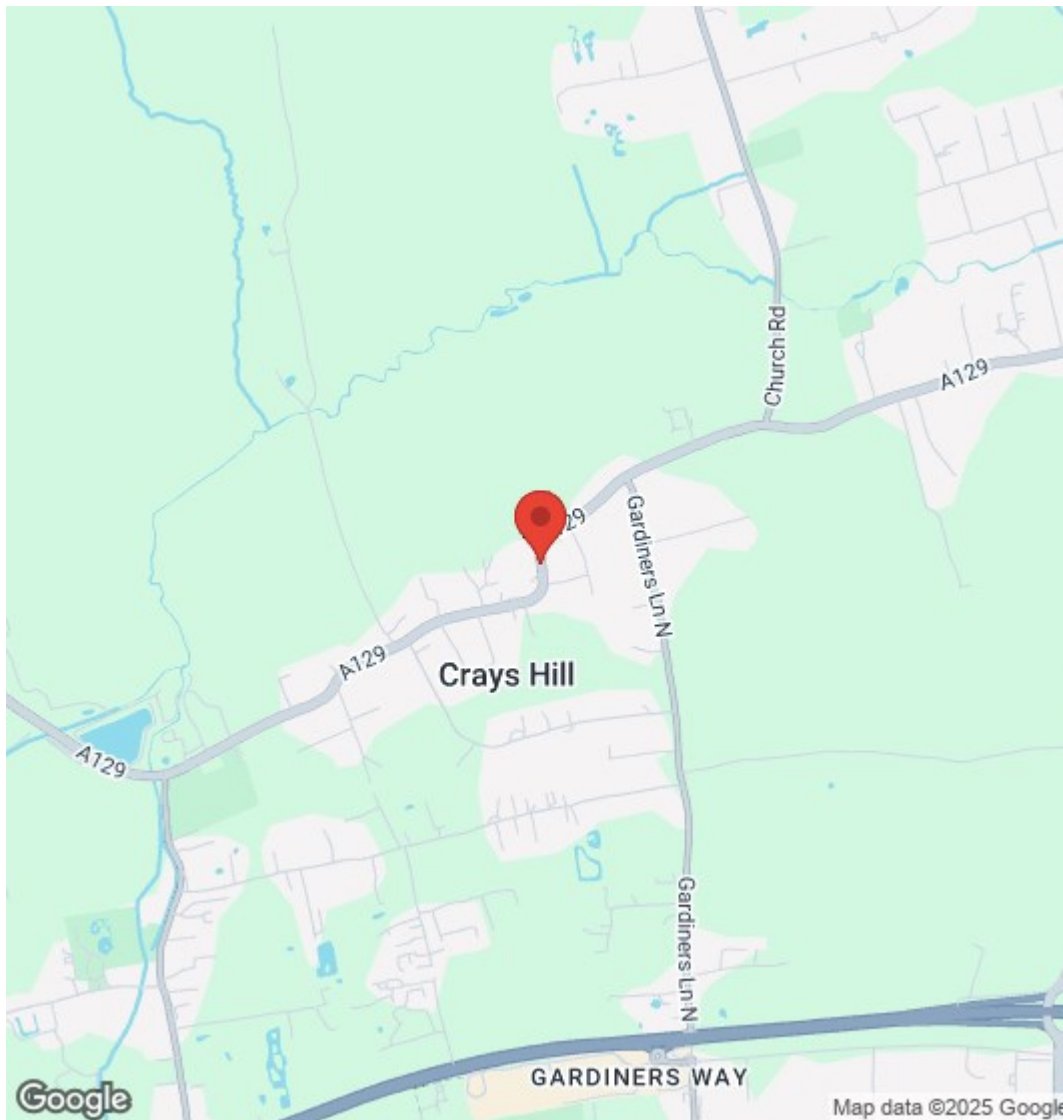


First Floor

Approx. 42.3 sq. metres (455.5 sq. feet)



Measurements are approximate and for illustration purposes only. While we do not doubt the accuracy and completeness, we advise you conduct a careful independent assessment of the property to determine monetary value.



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		86
(81-91) B		
(69-80) C		
(55-68) D	69	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC

Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
England & Wales		EU Directive 2002/91/EC

PLEASE CALL 01277 288000 TO ARRANGE A VIEWING
www.periodhomes.co.uk

INDEPENDENT ESTATE AGENTS - VALUATIONS WITH NO OBLIGATION - PROFESSIONAL SERVICE

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