



RONA
SALES & LETTINGS

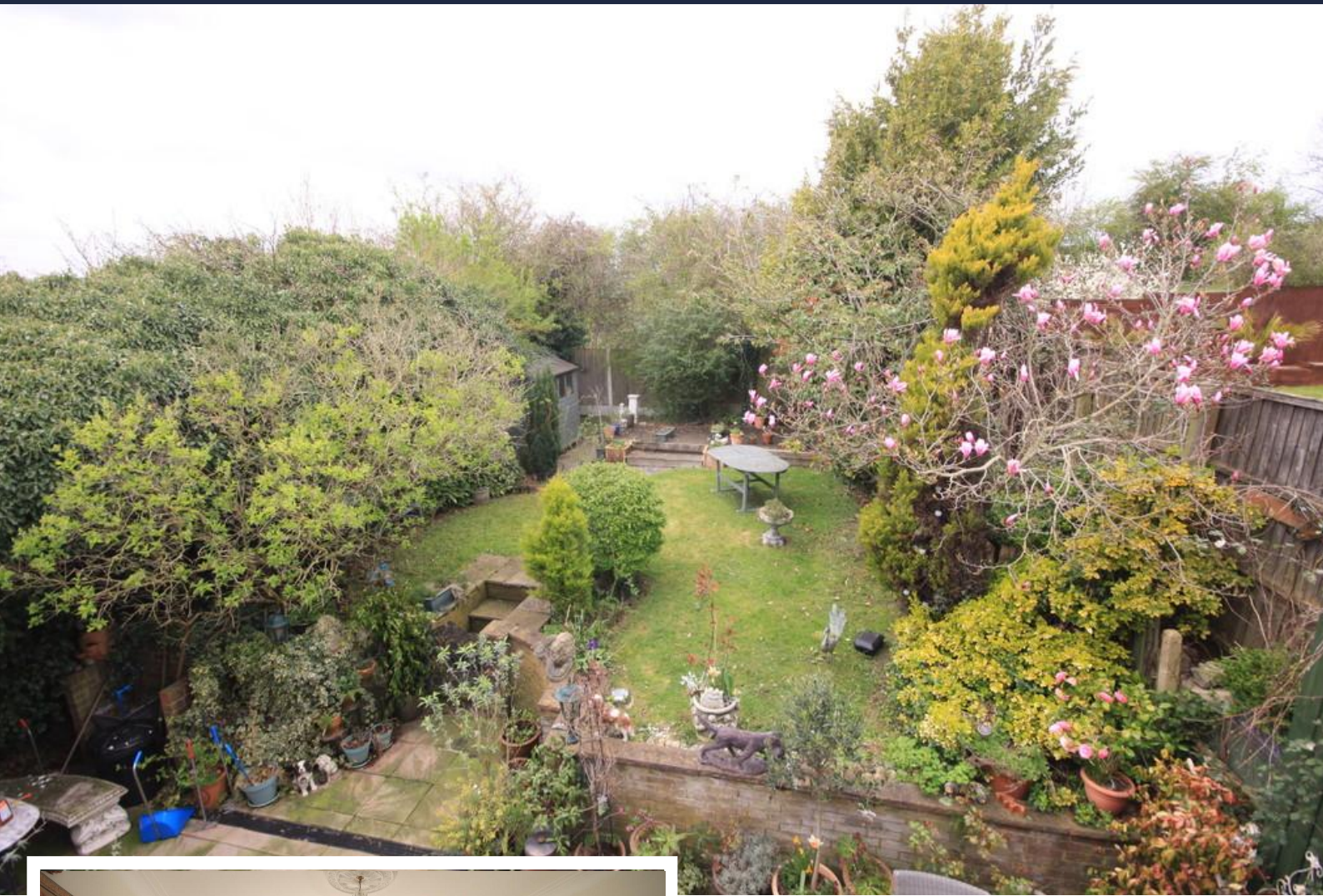
Crays Hill Billericay

Guide Price £425,000 - £450,000

- Planning Granted to Extend
- Four Bedrooms
- En-Suite To Master Bedroom
- Double Garage

Very spacious four bedroom detached house with planning granted for a two storey front extension single storey rear extension and garage converted to a habitable accommodation. The property is situated in a highly sought after non estate location. Immaculately presented throughout and featuring four bedrooms, good size lounge opening out to an impressive dining room, study, kitchen with utility room, ground floor cloakroom and a delightful secluded garden. To the first floor there are four bedrooms, en-suite and spacious family bathroom.





ENTRANCE HALL

Tiled floor, stairs rising to first floor with storage cupboard beneath housing boiler, coved cornice to ceiling edge, doors to:

STUDY

9' 0" x 5' 11" (2.74m x 1.8m)

Double glazed oriel bay window to front, tiled floor, coved cornice to ceiling edge

GROUND FLOOR CLOAKROOM

Obscure double glazed window to side, suite comprising low level W.C, wash hand basin with mixer tap, partly tiled walls, coved cornice to ceiling edge

UTILITY ROOM

12' 0" x 3' 11" (3.66m x 1.19m)

Double glazed door to garden, range of modern eye and base level units with working surfaces over, vinyl flooring,

KITCHEN

10' 7" x 8' 8" (3.23m x 2.64m)

Double glazed window to side, fitted with an impressive range of modern eye and base level units with roll edge working surfaces over comprising a one and a half bowl sink unit with mixer tap, space for cooker, and further domestic appliances, serving hatch, partly tiled walls in complimentary ceramics, coved cornice to ceiling edge.



LOUNGE

16' 0" x 12' 0" (4.88m x 3.66m)

Double glazed window to rear, double glazed doors leading to the garden, radiator with ornate cover, coved cornice to ceiling edge, ceiling rose, open plan access to:

DINING AREA

10' 0" x 8' 8" (3.05m x 2.64m)

Double glazed windows to side and rear, radiator, coved cornice to ceiling edge

FIRST FLOOR LANDING

Coved cornice to ceiling edge, ornate ceiling rose, access to loft, double glazed window to side, doors to:

MASTER BEDROOM

12' 11" x 8' 8" (3.94m x 2.64m)

Double glazed window to front, radiator, coved cornice to ceiling edge, door to:

ENSUITE

Obscure double glazed window to side, suite comprising low level W.C, wash hand basin, tiled shower cubicle, tiled floor,.

BEDROOM TWO

11' 8" x 10' 8" (3.56m x 3.25m)

Double glazed window to rear, radiator, built in wardrobe, coved cornice to ceiling edge

BEDROOM THREE

11' 2" x 9' 0" (3.4m x 2.74m)

Double glazed window to rear, walk in wardrobe, radiator, coved cornice to ceiling edge.

BEDROOM FOUR

11' 8" x 6' 7" (3.56m x 2.01m)

Double glazed window to front, built in wardrobe, coved cornice to ceiling edge

BATHROOM

Obscure double glazed window to side, suite comprising a low level W.C, wash hand basin with mixer tap, panelled bath with mixer tap, heated towel rail, airing cupboard, tiled floor, coved cornice to ceiling edge

EXTERIOR

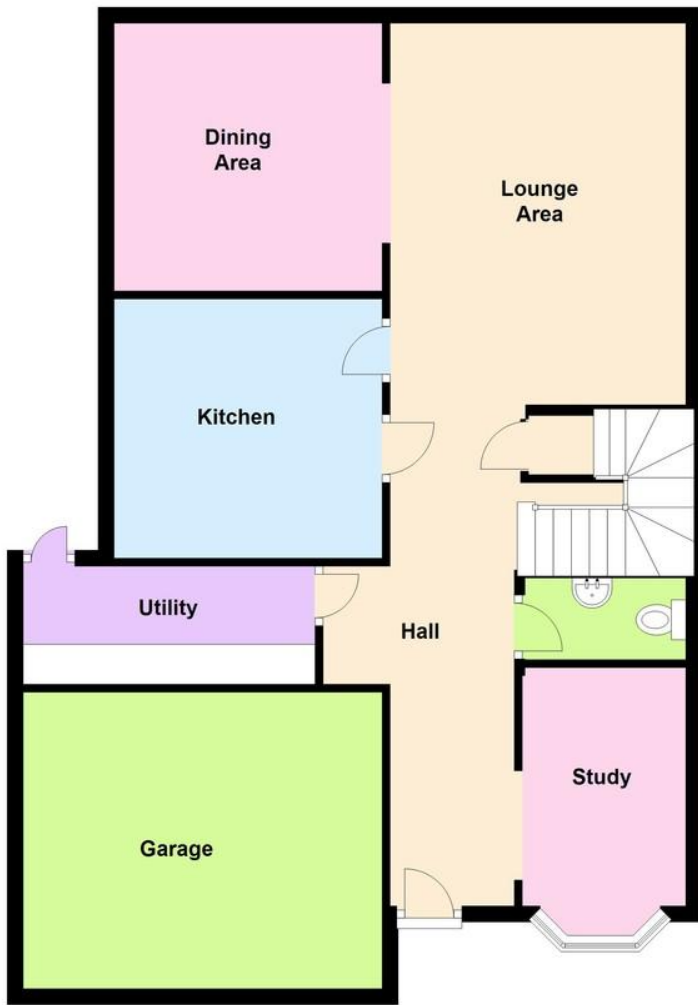
There is an independent driveway providing off road parking for several vehicles which leads to an integral double width garage with up and over door.

The rear garden commences with a paved patio with retaining wall, remainder mainly laid to lawn with an abundance of established trees and shrubs, storage shed, fencing to boundaries.

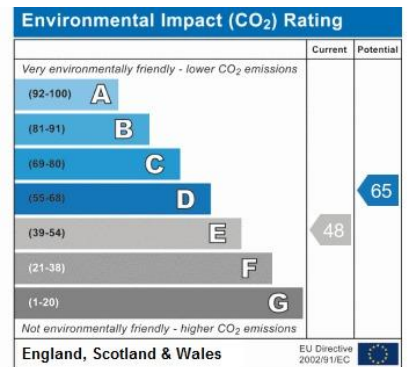
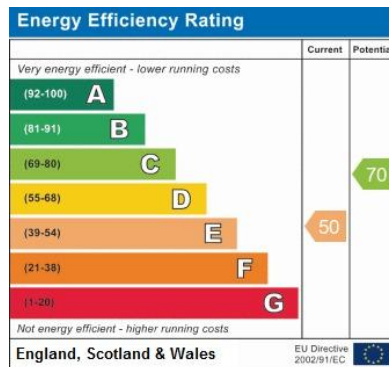
PLANNING APPLICATION 16/00013/FULL



Ground Floor



First Floor



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Regulated by RICS

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