

**DEDMAN  
GRAY**

[www.dedmangray.co.uk](http://www.dedmangray.co.uk)

Scrub Rise, Billericay

£565,000





Excellent opportunity to renovate this 4-bed semi-detached house with integral garage. Features spacious entrance hall, lounge/dining room, fitted kitchen, shower room, and 100' rear garden backing onto open farmland. Prime location near schools. No onward chain. Council Tax band: D

Tenure: Freehold

EPC Energy Efficiency Rating:

EPC Environmental Impact Rating:

- Four bedroom semi detached house
- In need of modernisation
- Spacious Entrance Hall with Large Under Stairs Storage Cupboard
- Ground Floor Cloakroom W/C
- L shaped Lounge / Dining Room
- Fitted Kitchen
- Shower Room
- Integral garage
- Approx 100' rear garden backing onto open farmland
- No onward chain



**Entrance door with glazed sidelight to:**

**Entrance Hall** 9' 8" x 8' 4" (2.95m x 2.54m)

Stairs to first floor, laminate flooring, coving to textured ceiling, door to garage.

**Cloakroom**

Obscure double glazed window to front, low flush wc, radiator, coving to textured ceiling, wash hand basin with mixer taps.

**Lounge/Diner** 18' 9" x 19' 3" (5.72m x 5.87m)

Narrowing to 11'6". Double glazed window to rear, double glazed patio doors to rear, two radiators, serving hatch, coving, heating control switch.

**Kitchen** 11' 3" x 7' 8" (3.43m x 2.34m)

Double glazed window and door to side, range of base and eye level units with stainless steel sink unit with mixer taps, built in AEG gas hob with extractor fan above and oven below, plumbing for washing machine, one radiator, tiled floor, cladding to ceiling with spotlight.

**First Floor Landing**

Coving to textured ceiling, loft hatch.

**Bedroom 1** 13' 1" x 11' 5" (3.99m x 3.48m)

Double glazed window to rear with views overlooking the garden, one radiator, coving to textured ceiling.

**Bedroom 2** 12' 2" x 8' 2" (3.71m x 2.49m)

Double glazed window, one radiator, textured ceiling. Built in large cupboard.

**Bedroom 3** 9' 10" x 7' 10" (3.00m x 2.40m)

Double glazed window to front, one radiator, smooth plastered ceiling, built in cupboard housing lagged copper cylinder.

**Bedroom 4** 9' 9" x 7' 11" (2.98m x 2.41m)

Double glazed window to rear, one radiator, texture ceiling.

**Shower Room**

Obscure double glazed window to side, walk in shower cubicle, wash hand basin with mixer taps, low flush WC, tiled floor, smooth plastered ceiling, heated towel rail.







### **REAR GARDEN**

Approx 100' rear garden, mainly laid to lawn with flower and shrub borders, shed to remain. Backing on to open farmland.

### **GARAGE**

Single Garage

18'4 x 7'9. Up and over door to front, lighting, wall mounted boiler for hot water and gas central heating, gas and electric meters.









## Dedman Gray

Dedman Gray, 103 The Broadway - SS1 3HQ

01702 311042

[sales@dedmangray.co.uk](mailto:sales@dedmangray.co.uk)

<http://www.dedmangray.co.uk>

