



**Henton Kirkman**  
-# Residential #-

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## Outwood Common Road, Billericay

Price £699,995

This handsome and well-proportioned 3-Bedroom, Semi-detached Victorian Home of just over 1,700sq ft, has character a-plenty and enjoys a large gated plot which includes a long outbuilding offering endless potential and presently incorporating a 31ft Garage and two workshops. Bathed in light, the full width Conservatory has a door through to a small extension housing a rear Lobby and a ground floor Shower Room.

The balance of the ground floor enjoys open plan living, with the large Porch opening to the three interconnected living areas and a doorway through to the expensive Hutton kitchen, the units extending into the Conservatory. Upstairs are the three bedrooms and bathroom, the two principle bedrooms being a very good size and the Master Bedroom having its own private Ensuite Shower Room. The tall double iron gates swing open to a large expanse of drive, with a five-bar gate at the side leading through to the rear garden. With thanks to the Cater Museum, we believe this pretty period property dates back to at least 1869 when it was known as 'Smiths Farmhouse' at Littlebrook Farm.

The farmer built the adjoining house for his Son at the turn of the 20th Century, and this charming pair of houses have remained hidden away in this secluded oasis at the end of a private lane off Outwood Common Road, ever since. As well as enjoying its tucked away position, the property is conveniently located just a short walk from the parade of shops on Grange Road, which overlook the ancient village 'Green' and form the heart of the area. The shops include a Costcutter Supermarket, Post Office, Chemist, family run Greengrocer, super adjoining butchers and a really good fish and chip shop! The local South Green Infants & Junior Schools both have 'Good' OFSTED Reports and the area falls within catchment for Billericay Secondary School, also benefiting from a 'Good' OFSTED rating. Of particular note, the property is also just 0.6 mile from the 'Outstanding' St Peter's Catholic Primary School.

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**THE LIVING AREAS** - The original twin front Parlours are now only separated by the central fireplace and are both currently arranged as living rooms: an informal TV lounge and a pleasant Sitting Room. The left sitting room open plan to a rear Dining Area. For the purposes of description, we have taken the TV lounge width coming off the fireplace.

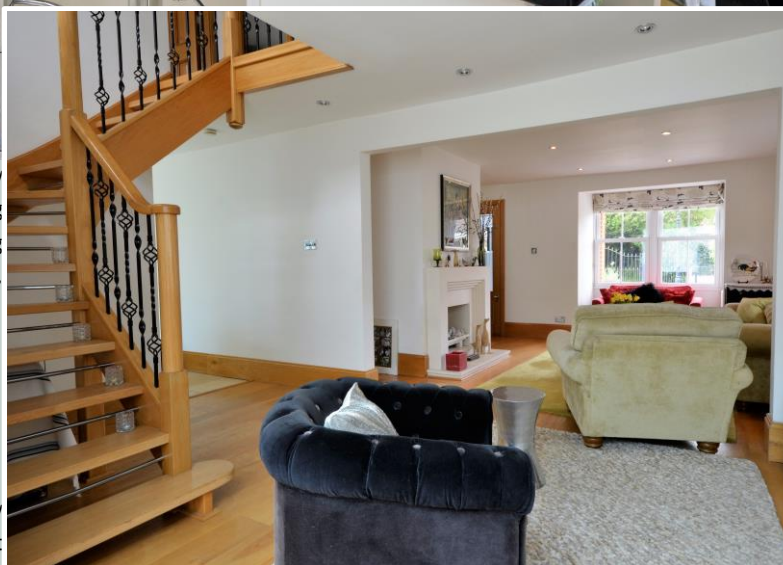
**TV LOUNGE** 12ft 2" x 11ft 10" plus the 6ft x 3ft walk-in Bay

**SITTING ROOM OPEN PLAN TO DINING AREA** 21ft 10" x 16ft 7"

**CONSERVATORY** 27ft 8" x 9ft 9"

**KITCHEN** 12ft 2" x 9ft 9" with the units extending into the Conservatory - Being open plan to the Conservatory, the current Vendor made the smart decision to fit the kitchen with half of the units running into the far end of the long Conservatory. 'Hutton Kitchens' is a local name synonymous with expensive, beautiful kitchens and the custom-made Cream Gloss range installed by them here, are both stylish and practical. The host of high end appliances will enable the keen cook to get creative, with the 'built to last' and designed to perform, Twin oven, 4-Ring, central wok/griddle Hob, Britannia Range Cooker, the Centrepiece of activity. Complimenting the Range is a host of integrated SIEMENS appliances comprising a Steam Oven with large Warming Drawer below, side by side full-height Fridge and Freezer, twin Drawer Fridges (a nice touch), Washing Machine and a Dishwasher. Further features include a pull out undercounter larder, stainless steel Chimney Extractor Hood and wiring for a wall mounted TV. The L-shaped Island incorporates a two-seater Breakfast Bar, the 1.5 bowl sink unit and has a mix of both Granite and stainless-steel worktops, giving a professional look.

**LOBBY** 5ft 9" x 4ft 7" -







**GROUND FLOOR SHOWER ROOM 11ft 4" x 4ft 5"** - A great size with attractive Travertine tiling to the wall and floor complimenting the suite comprising a stylish contemporary rectangular basin, mounted on a chrome pedestal on a light wood Vanity unit along with the close coupled WC and a Shower Cabin. A sash window gives natural light with a chrome heated towel rail and inset downlighting complete the look.

**1st FLOOR LANDING** - The beautiful Oak staircase with its twisted wrought iron spindles and chrome underbars, is an eye-catching addition to the home, the wood blending seamlessly into the warm Engineered Oak flooring on the landing, which extends in to the bedrooms. The feature window over the stairwell provides an aesthetic focal point and floods light over the stairs.

**MASTER BEDROOM 14ft 3" x 12ft** - A large double bedroom with the sash window enjoying a pleasant front outlook.

**ENSUITE SHOWER ROOM 9ft x 5ft 3" narrowing to 3ft 4"** - Tasteful crystal glass mosaic wall tiling, and slate effect floor tiles go with the white suite comprising pedestal hand wash basin, close coupled WC and the recessed Shower.

**BEDROOM TWO 14ft 5" x 11ft 10"** - Another splendid size bedroom. Bing dual aspect (having sash windows to the front and side) it is lovely and bright, the white walls making it feel especially light and airy.

**BEDROOM THREE 9ft 1" x 8ft 4" max**

**BATHROOM 10ft 1" x 9ft 1"** - The ultimate in luxury, the deep and spacious, freestanding bath provides the centrepiece to this well-appointed Bathroom, which also boasts a separate glass Shower enclosure too. Features include a large wall hung basin with a stylish and contemporary rectangular shape and shallow depth, sparkly tiling to the wall and floor and a chrome heated towel radiator.

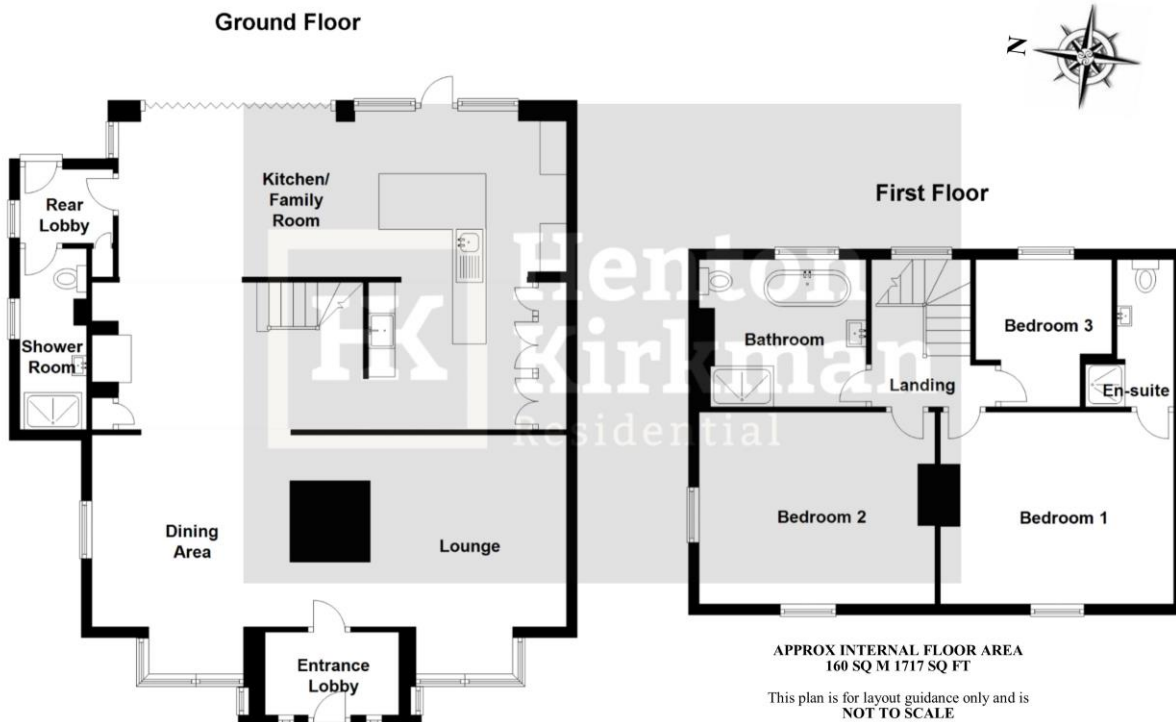
**EXTERIOR – FRONT** - Easily missed, the entrance is found between two properties on Outwood Common Road. The private lane itself is owned by the property and winds along to the two properties with high wrought iron railings retain the grounds of this particular house. Double gates set within swing open to the broad sweep of slate chipped Drive, providing parking for numerous vehicles.

**OUTBUILDINGS** - A quaint old brick outbuilding with slate tiles and decorative ridge tiles, sees the right half divided in to two areas with a central door between the two, and the left half being open to the garage, which was clearly added at a later date.

**GARAGE 31ft x 8ft 3" min** - With a pitched tiled roof and the end part being the left half of the old outbuilding, thus having a window and a stable style door. The front of the garage has an electric roller door

**RIGHT HALF OF OLD OUTBUILDING 16ft 10" x 8ft 3"** - Divided in two areas by a simple timber stud partition: 8ft 3" X 7ft 1" and 8ft 3" x 9ft 7". As well as the stable door and window, there are three skylights. Power points and lighting connected.

**EXTERIOR - REAR GARDEN 48ft X 35ft max** - Raised decking provides plenty of room for a large table and chairs for outside entertaining and extends down where a recess houses a small fishpond. The balance is lawn with a raised planting area to the side garden (not included within the measurements.



Whilst every care has been taken in the preparation of these details they are for guidance purposes only and no guarantee can be given to the working condition of the various services and appliances. Measurements have been taken as accurately as possible but slight discrepancies can inadvertently occur. The agents have not tested the appliances or central heating and interested applicants are advised to make their own investigations.

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