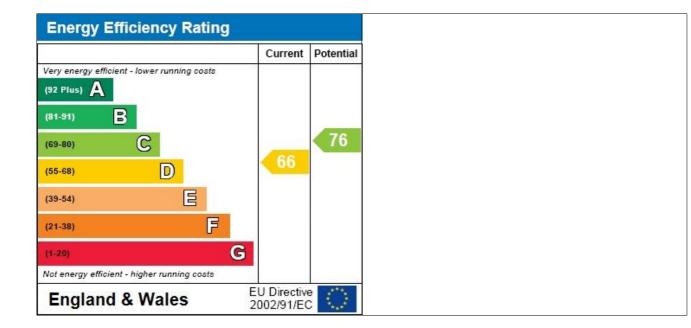
GROUND FLOOR

1ST FLOOR









Castledon Rd, Downham, Billericay, CM11 1LD

An exceptional opportunity to purchase this impressive 5 bedroom detached property sitting on a quiet and secluded plot of approximately 3/4 of an acre with stunning views over farmland. The property offers ample scope for further improvement and is being sold with NO ONWARD CHAIN.

Price £1,295,000 Freehold

16a High Street, Maldon, Essex CM9 5PJ info@ardentestates.co.uk





www.ardentestates.co.uk TEL: 01621 851014



Bedroom 2 12'11" (3.94m) x 12'11" (3.94m) 2 windows to rear, feature fireplace, radiator

Bedroom 3 12'11" (3.94m) x 10'11" (3.33m) windows to front and side, feature fireplace, radiator

Bedroom 4 12'11" (3.94m) x 9'11" (3.02m) window to rear, sink, feature fireplace, radiator

Bedroom 5 9'2" (2.79m) x 8'11" (2.72m) Max window to front, feature fireplace, storage cupboard, radiator

Bathroom window to front, bath with shower over, wc, wash basin, airing cupboard, radiator

Shower Room shower cubicle

Storage Room 8'2" (2.49m) x 3'8" (1.12m) window to front

Landing large window to front, window to side with lake views, loft access, radiator.

Please note we have not tested any apparatus, fixtures, fittings, or services. Interested parties must undertake their own investigation into the working order of these items. All measurements are approximate and photographs provided for guidance only.

primary school, church and village hall. Kitchen Wickford has a variety of amenities including shops, schools and the main line Railway Station serving London Liverpool style cooker Street. Breakfast Room The serene and private setting of this super house offers a unique chance for window to rear, radiator prospective buyers Lobby Porch

window to front

An exceptional opportunity to purchase this

impressive 5 bedroom detached property

sitting on a quiet and secluded plot of

approximately 3/4 of an acre with stunning

The property offers ample scope for further

improvement and is being sold with NO

ONWARD CHAIN. The house is

approached via a gated driveway shielded

behind a variety of trees and shrubs

providing ample parking space, a turning

circle and a detached GARAGE. Entering

this impressive building you will find 5

bedrooms, a family bathroom, shower

room, and a walk in storage room on the

1st floor. There are picturesque views

overlooking the lake next door and open

farmland. The ground floor offers a well

sized lounge, family room which could be

used as an office/study, dining room,

breakfast room, fitted kitchen, cloakroom,

wc, storage room and an external boiler

The property is situated in a popular

location on the edge of Downham village,

approximately a mile and a half from the

Wickford town centre and nine miles from

Chelmsford City Centre. Downham offers a

views over farmland.

room.

Cloakroom window to side, wc, wash baisn

Entrance Hall under stairs storage, 2 radiators

Lounge 16'10" (5.13m) x 12'11" (3.94m) 2 double doors to garden, feature fireplace, radiator

Family Room 18'1" (5.51m) x 10'11" (3.33m) Max windows to front and side, radiator

Dining Room 12'11" (3.94m) x 12'11" (3.94m) 2 windows to rear, feature fireplace, 2 radiators 15'0" (4.57m) Max x 12'10" (3.91m) Max 2 windows to front, range of base and wall units, work surfaces, sink, pantry cupboard, range

12'11" (3.94m) x 9'11" (3.02m)

access to kitchen, wc and covered side area, consumer unit

WC window to side, wc

Covered Side Area window to side, access to garden, storage room and lobby

Storage Room 8'0" (2.44m) x 7'5" (2.26m)

Boiler Room boiler, accessed from exterior.

Bedroom 1 16'10" (5.13m) x 12'11" (3.94m) 2 windows to rear, 1 window to side, feature fireplace radiatior



gated access lawn area, parking for several vehicles, turning circle, wide variety of shrubs

window to side, up and over door.

Front

and trees

Garage

Garden

shrubs/trees.

plot approximately 3/4 acre in total lawned area, farmland views, side access, water tap variety of

- Just over 3/4 Acre Plot
- No Onward Chain
- 5 Bedrooms
- 4 Reception Rooms
- Farmland and Lake Views
- Secluded Location
- Garage
- Turning Circle + Ample Parking

