



Henton Kirkman
-# Residential #-

01277 500800
office@hentonkirkman.co.uk



Downham Road, Downham

Price £760,000

Enjoying a non-estate position, on a plot with a 62ft frontage boasting opens views to the rear, this handsome three/four chalet style home provides you with a hugely impressive 2443sq ft of accommodation which is split between two floors around most generously sized and naturally bright thoroughfares. During the design process of this almost complete rebuild project in 2010, great thought was given to ensure there was logic and versatility to the layout so suit all moments in life. Each area and each room in this home is exceptionally generous in size from the moment you step inside the vast reception hall it's quite apparent there has no compromise during this build to ensure this property oozes a 'big house feel' It's quite rare to find three bedrooms with equal qualities, two of these have en-suite shower rooms while the remaining first floor bedroom adjoins the main bathroom, so it essentially has its own washing facilities.

As well as just one of the bedrooms, there are also three reception rooms on the ground floor with each one having a feature fireplace and offering the opportunity to provide you with a fourth bedroom if required. As well as good downstairs living space, there is also a wet room/wc and of course a lovely wide kitchen/breakfast/dining room which has a separate utility area and just like the lounge double doors to open to the rear to pleasantly connect with the garden while embracing the open outlook beyond. Externally the driveway gives plenty of space for parking and turning and leads to the attached garage which has an electric roller door and measures slightly larger than the average single garage.

Integrity, honesty and trust



RECEPTION HALL 5.96m max x 5.98m max (19ft6 x 19ft7) - What a lovely reception hall, the generous proportions coupled with a ceramic tiled floor and complimentary wood doors ensures there is a big house feel to this home.

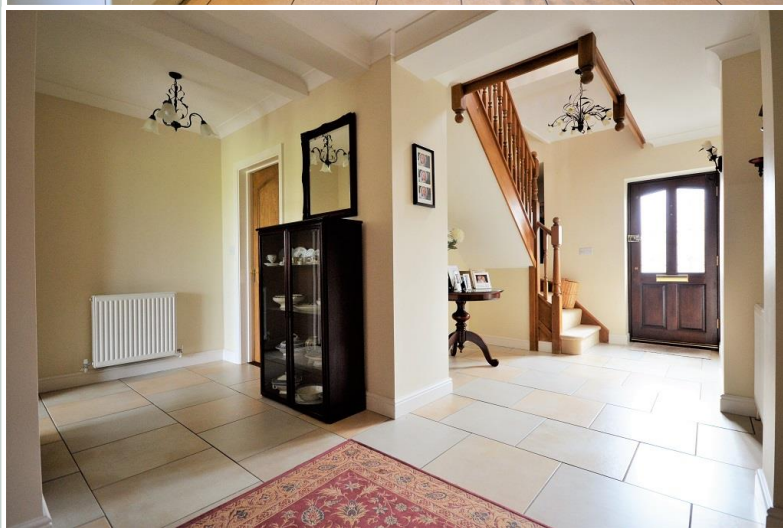
WET ROOM - Practicality runs throughout this home, so why have a just cloakroom when you can have a wet room? Fitted with a suite that comprises a low level wc, pedestal wash basin and of course a walk-in shower area with an overhead chrome shower head.

STUDY 3.36m x 3.30m (11ft x 10ft9) - With a window facing the front, this generously sized room also enjoys a feature fire surround, with a gas point, a feature exposed brick wall and a decorative stained-glass panel to the hallway.

DINING ROOM 4.45m x 3.91m (14ft7 x 12ft9) - Just like every other area in this house, this dining room with a front Bay window, is of a most generous size, has ample space for a large dining table and to ensure there is a grand feel it also has a feature fire surround with a gas fire.

LOUNGE 5.3m x 4.77m (17ft4 x 15ft7) - Double doors from the reception hall lead into this lovely naturally bright room which also has a feature fire surround and 3.1m wide double doors and glazed panels looking onto the garden with views of the field beyond.

KITCHEN/BREAKFAST ROOM 7.07m x 4.02m > 2.49m (23ft2 x 13ft2 > 8ft2) - Positioned to the rear of the property with both a window and double doors opening onto the garden and with views of the open field beyond, this kitchen with a tiled floor, inset downlighters, radiates a sense of openness. Fitted with an extensive range of Cream coloured base and wall cabinets with soft closures, these units with complimentary work tops, tiled splashbacks and under pelmet lighting incorporating an integrated Dishwasher and a Rangemaster Cooker. To one end of this kitchen there is a natural utility area where there is ample space for a fridge and freezer, washing machine and tumble dryer.





BEDROOM ONE 4.52m x 4.27m (14ft9 x 14ft) - Enjoying one of the two front facing bay windows, this generously sized main bedroom has ample space for chunky bedroom furniture.

EN-SUITE SHOWER ROOM - This fully tiled en-suite shower room with inset downlighters and a chrome heated towel rail has a modern white suite that comprises a 120cm x 80cm corner shower cubicle with chrome shower fittings and overhead shower, a close coupled wc with push button flush and a pedestal wash basin.

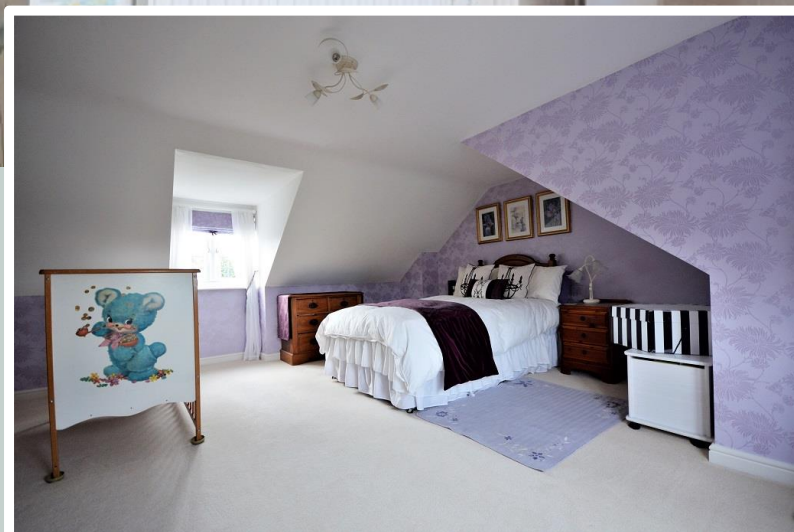
LANDING - The light wood balustrade staircase opens onto this spacious landing, with windows to both front and rear natural light floods in both morning and afternoon. Being a chalet bungalow there are sloping eaves to certain areas but having been given due consideration during the original design in 2010 the reduced head height does not impact upon the functionality of this first floor.

BEDROOM TWO 10.3m x 3.91m > 3.69 (33ft9 x 13ft9 > 12ft1) - Stretching the entire depth of the property this bedroom with plantation shutters on both the front and rear windows, has considerable floor space. The en-suite creates a natural divider between both the bedroom area 4.96m x 3.91m and dressing area 4.28m x 3.69m which has built in wardrobes into some of the eaves.

EN-SUITE SHOWER ROOM - This irregular shaped room with a side window, inset downlighters and a heated chrome towel rail has a fitted white suite that comprises a low level wc, pedestal wash basin and a shower cubicle.

BEDROOM THREE 4.76m x 4.75m (15ft7 x 15ft7) - Another bedroom of considerable size and one that is rarely found in properties of this price, with front and rear windows this one also affords good natural light and open views to the rear.

FAMILY BATHROOM 3.9m x 2.35m (12ft9 x 7ft8) - As you can see from the measurements, the size of this bathroom with a tiled floor and downlighters, is again larger than the average, fitted with a white suite there is a tiled enclosed bath with mixer taps and shower attachment, a pedestal wash basin and a low level wc.

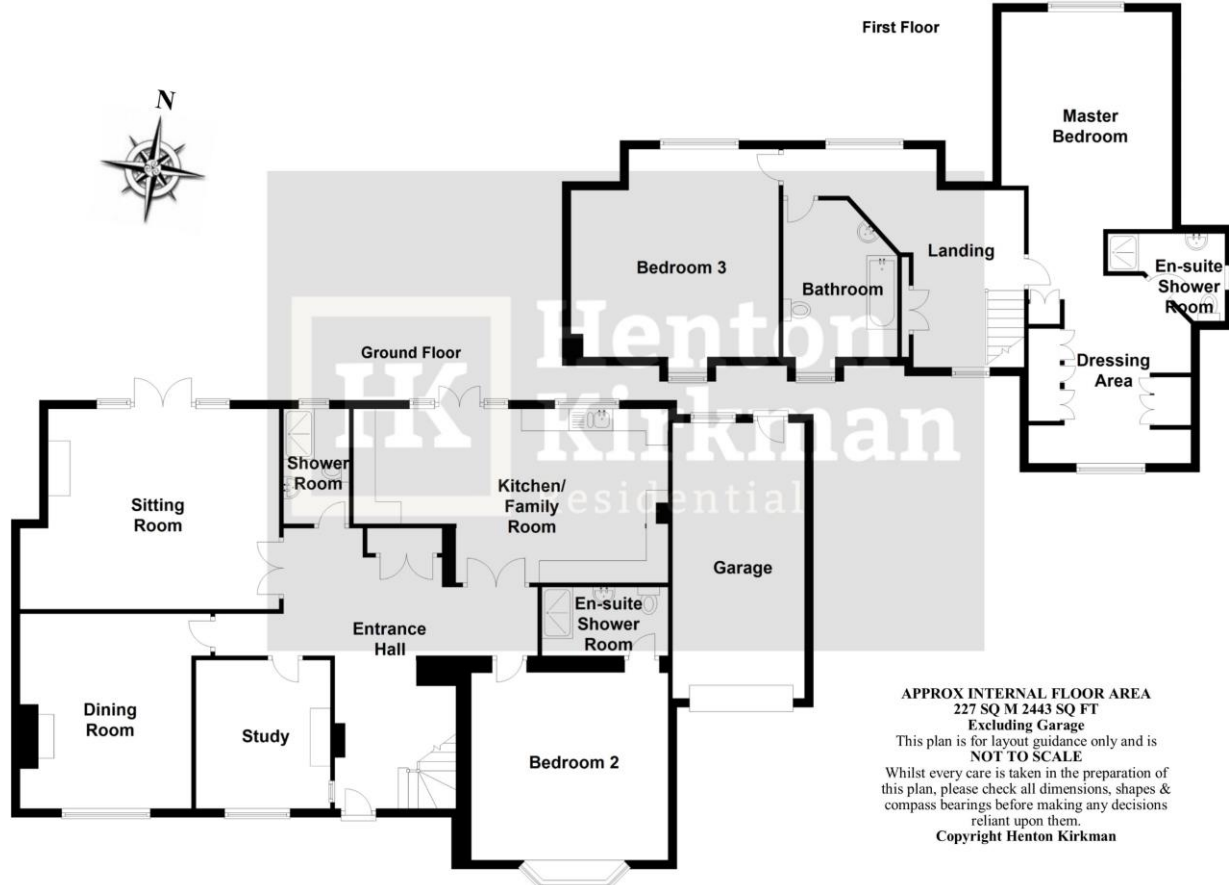


OUTSIDE

FRONT - The front of this property measures approx. 62' wide and affords good parking with some established shrubs to give partial seclusion, the driveway extends to the side where it leads to an attached garage.

GARAGE 6.26m x 2.94m (20ft6 x 9ft7) - This garage has an electric roller door, power and light connected and houses the Worcester boiler and pressurised hot water cylinder. A door at the rear of the garage leads out to the rear garden.

REAR GARDEN - Enjoying an open outlook across a neighbouring privately owned field, this unoverlooked garden measuring approx. 69' x 42' faces in a preferred Westerly direction. The majority of the garden is lawn with some established shrubs to borders, while to one side there is a small patio and hardstanding with a shed.



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.

HK **Henton Kirkman**
 Residential

e: office@hentonkirkman.co.uk
 w: www.hentonkirkman.co.uk
 t: 01277 500800



137a High Street
 Billericay
 Essex
 CM12 9AB

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