



## Billericay, Guide Price £1,000,000 - £1,100,000, 5 Bedroom Detached House

**WOW.!** Kennel Lane, Billericay. **STUNNING** Location Backing **FARM LAND**.  
Amazing Views and Setting. The "Original Farm House" with over 2500 sq. ft. of accomm.  
30ft Through Lounge / Dining. 19ft 9 Kitchen / Breakfast, Three Bathrooms.  
Private In and Out Drive with Multiple Parking and Double Garage.

Council Tax Band: D EPC Rating: D Tenure: Freehold



ESSEX GUILD HOMES

WE VALUE PEOPLE, NOT JUST PROPERTY

Billericay, Essex, CM11 2SU

KENNEL LANE, GREAT BURSTEAD, BILLERICAY.  
GUIDE PRICE £1,000,000 - £1,100,000

STUNNING LOCATION BACKING FARM LAND WITH AMAZING VIEWS

THE ORIGINAL FARM HOUSE WITH OVER 2500 SQ. FT OF  
ACCOMMODATION

FIVE BEDROOM DETACHED LARGE FAMILY HOME WITH  
POTENTIAL TO EXTEND !!!

30FT THROUGH LOUNGE / DINING ROOM WITH MULTI FUEL LOG BURNER

19FT 9 KITCHEN / BREAKFAST ROOM / 14FT 10 X 13FT 1 UTILITY ROOM

ALL DOUBLE BEDROOMS WITH EN-SUITE TO MASTER

IN AND OUT DRIVEWAY WITH MULTIPLE PARKING &  
DOUBLE WIDTH GARAGE

EASY TO CONVERT LOFT TO MAKE 6 / 7 BEDROOM PROPERTY

IDEAL TO CONVERT RIGHT HAND SIDE OF THE BUILDING INTO A  
SEPARATE ANNEXED AREA !

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Energy Performance Rating: D

Council Tax Band: D

Inspected By: Thomas Devlin-James

**Disclaimer:** The measurements indicated are supplied for guidance only,  
potential buyers are advised to re-check the measurements before committing  
to any expense.

Rooms:

**Entrance Porch**

8' 5" x 5' 0" (2.56m x 1.52m)

**Entrance Hall**

12' 2" x 5' 6" (3.71m x 1.68m)

**Through Lounge / Dining Room**

with Multi Fuel Log Burner and Feature Fireplace

30' 6" x 16' 8" (9.29m x 5.08m)

**Dining Room**

Accessed from Hall and Open to Kitchen

14' 4" x 10' 10" (4.37m x 3.30m)

**"Farmhouse" Kitchen / Breakfast Room**

19' 9" x 14' 4" (6.02m x 4.37m)

**Good Size Utility Room**

with Sep Staircase up to Bedroom Five

14' 10" x 13' 1" max (4.52m x 3.98m max)

Ideal if you wanted to Annexe this side of the Building Off !

**Cloakroom / WC**

8' 3" x 3' 6" (2.51m x 1.07m)

Potential to convert to Shower Room if an Annexed Area was Required.



**First Floor Landing**

16' 5" (5.00m)

**Bedroom One to Rear**

17' 3" x 14' 8" (5.25m x 4.47m)

**En Suite**

**Bedroom Two to Rear**

17' 1" x 9' 6" (5.20m x 2.89m)

**Bedroom Three to Front**

16' 0" x 10' 0" (4.87m x 3.05m)

**Bedroom Four to Front**

13' 4" x 11' 0" max (4.06m x 3.35m max)

**Bedroom Five approached via Separate Staircase at the Right Hand Side of the Property**

19' 3" x 15' 5" (5.86m x 4.70m)

**Modern Refitted Bathroom with Sep Shower Cubicle**

13' 8" x 9' 7" (4.16m x 2.92m)

**Driveway & Integral Garage**

**Rear Garden**





