



**Connells**

Froden Brook  
BILLERICAY





## Property Description

GUIDE PRICE £350,000 - £375,000 NO ONWARD CHAIN This two double bedroom end of terrace house is situated in a quiet Cul de sac and benefits from a modern fitted kitchen and family bathroom. There is a lounge diner with double glazed double opening doors to the larger than average rear garden. Two allocated parking spaces immediately adjacent to the rear garden and personal gate.

## Entrance Hall

Door to front, wooden laminate flooring.

## Lounge Diner

17' 7" max x 17' 6" max across stairs ( 5.36m max x 5.33m max across stairs )

Double glazed window to rear, double glazed double opening doors to rear, television point, wooden laminate flooring, radiator.

## Kitchen

7' 7" x 7' 2" ( 2.31m x 2.18m )

Double glazed window to rear, range of wall and base level units, tiled splashback, sink with mixer tap, space for slim line dish washer, integrated electric oven, integrated electric hob with cookerhood over, space and plumbing for washing machine, space for fridge freezer, wall mounted central heating boiler.

## Landing

Stairs from lounge, airing cupboard, radiator.

## Bedroom One

10' 6" x 10' ( 3.20m x 3.05m )

Double glazed window to rear, access to loft, radiator.

## Bedroom Two

10' 6" max x 9' 3" max ( 3.20m max x 2.82m max )

Double glazed window to front, radiator.

## Bathroom

Double glazed opaque window to rear, paneled bath, wash hand basin, low level wc, tiled floor and walls, radiator.

## Outside

There is a small front garden with shrub borders. To the side of the property there are two allocated parking spaces.

The larger than average rear garden commences with a paved patio area the remainder being mainly laid to lawn. Various trees and shrubs including a victoria plum tree. The side pedestrian gate leads to the two parking spaces.

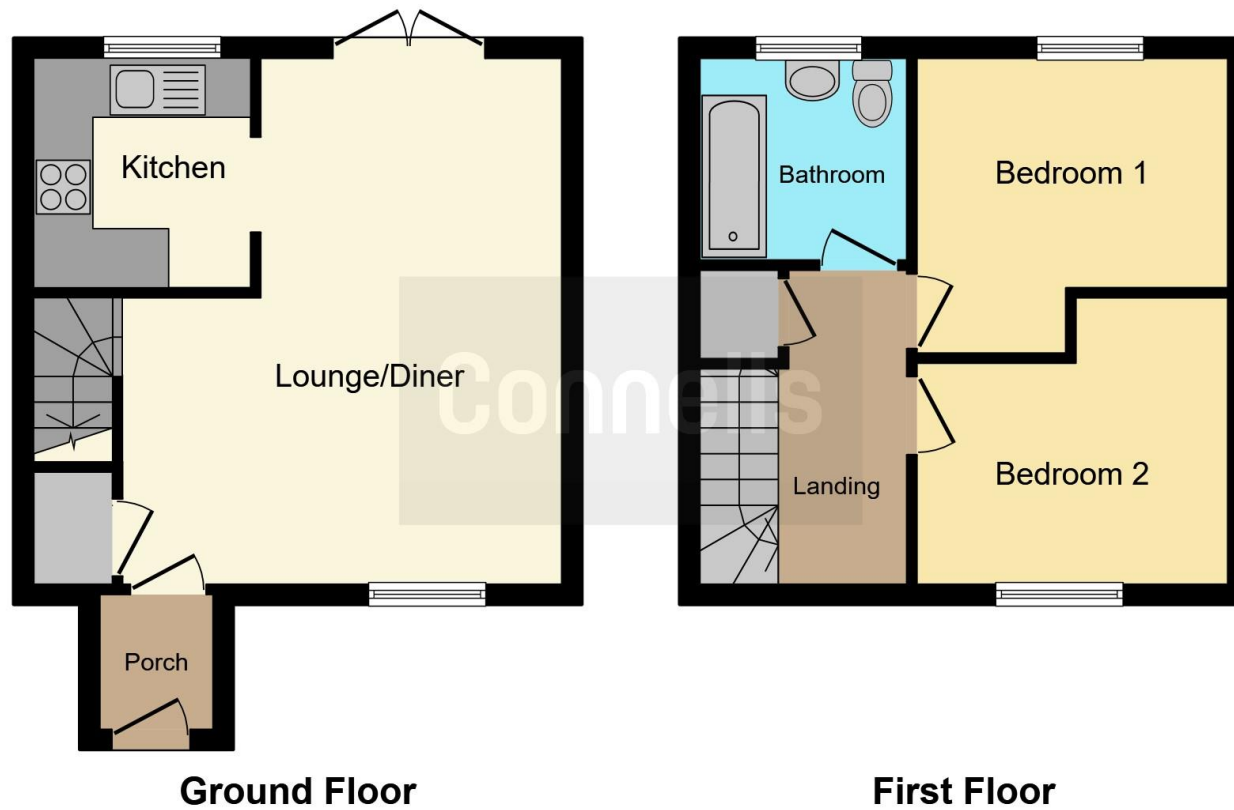












This floorplan is for illustrative purposes only and is not drawn to scale. Measurements, floor-areas, openings and orientations are approximate. They should not be relied upon for any purpose and do not form any part of an agreement. No liability is taken for any error or mis-statement. All parties must rely on their own inspections.

To view this property please contact Connells on

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**EPC Rating: C**

**view this property online [connells.co.uk/Property/BCY307200](http://connells.co.uk/Property/BCY307200)**

Tenure: Freehold



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