



Bootham Road
Billericay CM12 9NG

for sale guide price
£575,000



Property Description

This four double bedroom semi-detached chalet bungalow is offered with a show room finish. It has an open plan kitchen/diner and living room. The modern kitchen is finished with white hi-gloss units, a breakfast bar and integrated appliances including a wine cooler. There is direct access to the garden from the living space which has a generous patio area for entertaining. On the ground floor there is also a shower room that is finished to a very high standard and two double bedrooms.

The first floor has a further two double bedrooms with the master being over 21ft long, there is also a modern family bathroom.

The property also benefits from a good size garden, perfect for entertaining or a summer BBQ and has a mancave/workshop/garage.

This is a sought after location, close to local amenities, high street and station and sits within the Quilters School Catchment.



Lounge/Diner

24' 10" x 11' 6" (7.57m x 3.51m)

Kitchen

18' 5" x 9' 9" (5.61m x 2.97m)

Bedroom One

21' 3" x 9' 8" (6.48m x 2.95m)

Bedroom Two

12' x 11' 6" (3.66m x 3.51m)

Bedroom Three

12' x 11' 6" (3.66m x 3.51m)

Bedroom Four

10' 9" x 10' 5" (3.28m x 3.17m)









This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.focalagent.com

To view this property please contact Connells on

T 01277 655 555
E billericay@connells.co.uk

96 High Street
 BILLERICAY CM12 9BT

EPC Rating: D Council Tax
 Band: D

Tenure: Freehold

view this property online connells.co.uk/Property/BCY307999



1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures, fittings or services and it is in the buyers interest to check the working condition of any appliances.

Connells Residential is registered in England and Wales under company number 1489613, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.

See all our properties at www.connells.co.uk | www.rightmove.co.uk | www.zoopla.co.uk

Property Ref: BCY307999 - 0003