





# Camellia Close West Horndon Brentwood CM13 3FE

for sale guide price  
**£425,000**



## Property Description

Must view bungalow with no onward chain. This bungalow is extremely well presented with lovely high ceilings and a very welcoming feel. There is a separate modern kitchen that leads into the inviting lounge/diner which has bi fold doors that open up to a good size private garden. There are two double bedrooms with the master bedroom having fitted wardrobes and a en suite shower room. This property also has the added benefit of a second well presented family bathroom with a walk in shower.

The bungalow is in a private turn off Thornden Avenue which is a great location for local amenities, local primary school and is close proximity to West Horndon train station. There is also ample parking for three/four cars.



## Lounge/Diner

18' 7" x 13' ( 5.66m x 3.96m )

## Kitchen

7' 9" x 13' ( 2.36m x 3.96m )

## Bedroom One

9' 10" x 14' 1" ( 3.00m x 4.29m )

## Bedroom Two

12' 11" x 12' 2" ( 3.94m x 3.71m )













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](http://www.focalagent.com)

To view this property please contact Connells on

**T 01277 655 555**  
**E [billericay@connells.co.uk](mailto:billericay@connells.co.uk)**

96 High Street  
 BILLERICAY CM12 9BT

EPC Rating: Council Tax  
 Awaited Band: D

Tenure: Freehold

**view this property online [connells.co.uk/Property/BCY307975](http://connells.co.uk/Property/BCY307975)**



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](http://www.connells.co.uk) | [www.rightmove.co.uk](http://www.rightmove.co.uk) | [www.zoopla.co.uk](http://www.zoopla.co.uk)**

Property Ref: BCY307975 - 0003