



Price
£450,000

Freehold

3x  1x  2x 

**Kennel Lane, Billericay,
Essex, CM12**

OVER 60?

Secure this property
for up to **59% less!**

 **DOUGLAS
ALLEN**
Helping you move forwards



Main features

- Situated down a leafy road with countryside opposite
- Ideal family home
- Loft room
- Good sized un-overlooked rear garden
- Private driveway parking
- Easy reach to Billericay High Street and train station

Accommodation

GROUND FLOOR

Storm Porch

Entrance Hallway

Lounge/Dining Area: 20'9 x 10'4 (6.33m x 3.15m)
narrowing to 11'9 x 3'1 (3.58m x 0.94m)

Kitchen: 10'0 x 9'7 (3.05m x 2.92m)

Utility Room: 9'3 x 7'5 (2.82m x 2.26m)
narrowing to 4'8 x 3'5 (1.42m x 1.04m)

Cloakroom

FIRST FLOOR

Landing

Bedroom 1: 12'1 x 11'7 (3.69m x 3.53m)

Bedroom 2: 10'3 x 8'6 (3.13m x 2.59m)
narrowing to 2'6 x 2'1 (0.76m x 0.64m)

Bedroom 3: 8'9 x 8'8 (2.67m x 2.64m)

Bathroom : 10'2 x 5'4 (3.10m x 1.63m)

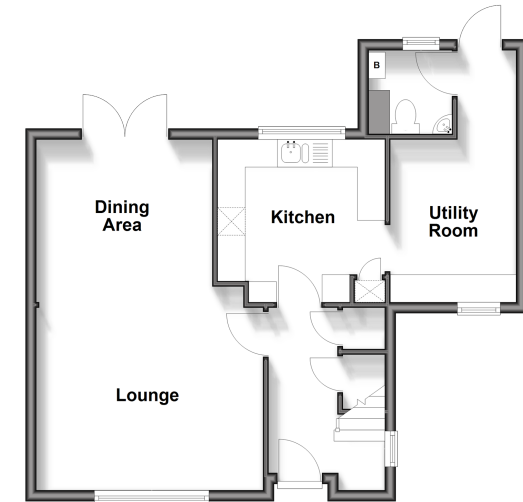
Loft Room

OUTSIDE

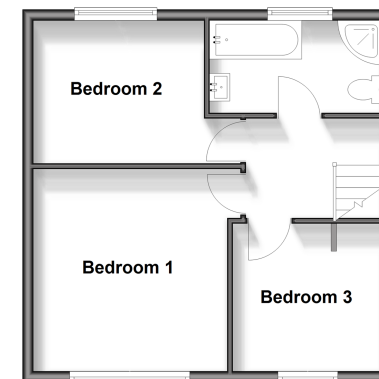
Rear Garden

Driveway Parking

Ground Floor
Approx. 51.2 sq. metres (551.5 sq. feet)



First Floor
Approx. 40.3 sq. metres (433.8 sq. feet)



Call Billericay - 01277 631377 ■ douglasallen.co.uk

- The seller is a person connected with Douglas Allen as defined in the Estate Agents Act 1979
- If buying to let, the energy rating will need to be improved to at least 'E' rating before you can let the property
- Legal advice should be taken to verify fixtures/fittings, planning, alterations and/or lease details
- Appliances & services are untested, dimensions are approximate and floor plans are not to scale
- Through a Homewise Home For Life Plan people aged 60+ can secure this property for up to 59% less, by purchasing a Lifetime Lease.



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