



**OVER 60?**

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

**Price**

**£450,000**

**Freehold**

3x  1x  1x 

**Grosvenor Gardens,  
Billericay, Essex, CM12**



**DOUGLAS  
ALLEN**

Helping you move forwards





## Main features

- Modern throughout
- Well maintained rear garden
- Ideal for first time buyers
- Separate Garage
- Walking distance to both Billericay High Street and Mainline Train Station

## Accommodation

### GROUND FLOOR

Entrance Hallway

Lounge : 15'6 x 12'2 (4.73m x 3.71m)

Kitchen/Diner : 15'8 x 9'2 (4.78m x 2.80m)

### FIRST FLOOR

Landing

Bedroom 1: 15'2 x 9'0 (4.63m x 2.75m)

Bedroom 2: 9'10 x 9'2 (3.00m x 2.80m)

Bedroom 3: 9'9 x 6'6 (2.97m x 1.98m)

Bathroom

### OUTSIDE

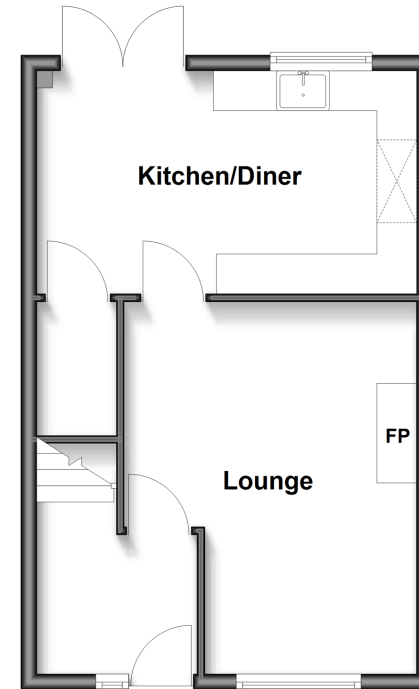
Rear Garden

Driveway

Garage

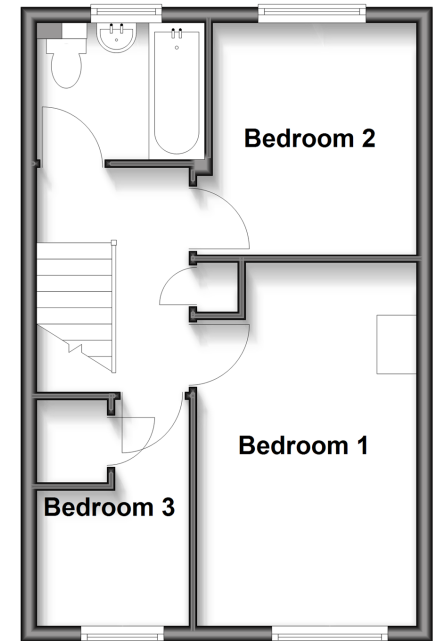
### Ground Floor

Approx. 36.2 sq. metres (389.8 sq. feet)



### First Floor

Approx. 36.2 sq. metres (389.8 sq. feet)



**Call Billericay - 01277 631377 ■ [douglasallen.co.uk](http://douglasallen.co.uk)**

- 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.



50308063/20250523/KM/BH