



36 Lilford Road, Billericay, CM11 1BS

**** GUIDE PRICE £585,000 - £600,000 ****

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- VERY WELL PRESENTED
- LOUNGE AND DINING ROOM
- PARKING FOR 3+ CARS
- DETACHED GARAGE
- THREE BEDROOM DETACHED CHALET
- ALL DOUBLE BEDROOMS
- SCOPE TO EXTEND (STP)
- 70 FT GARDEN
- SOUGHT AFTER LOCATION

Located off one of Billiericay's most prestigious roads, is this three bedroom detached Chalet Bungalow. Upon entry is the spacious 20 ft hallway which leads to the bedrooms on each side. The Master Bedroom is a spacious room with large bay window to the front, and space for the wardrobe, dressing table and other furniture such as bedside and dressing tables. Bedroom Two is also a double bedroom. The lounge, located to the rear of the property, is spacious and leads through to the dining area which is light and bright due to the sky light and the sliding patio doors to the garden and also has space for a sofa and six seater dining table and chairs. The breakfast room and kitchen have all been well kept and are of a good standard, offering a patio door for side access to the garden. The kitchen benefits from integrated appliances and electric hob. The bathroom is a good size and comprises of a three peice white suite with an overhead shower. On the first floor, accessed via an open tread staircase, is the large double bedroom with Velux windows. Externally, the 70 ft garden has been very well maintained and commences with a patio and follows on to the law, the garden offers multiple seating areas from the patio and follows on with a secluded grass area to the rear. To the side of the property is the shared driveway which offers access to the detached garage with further parking on the front of the property for at least three vehicles. The property has provision for Broadband (please check Broadband specific speeds and supply of coverage in the location using the Ofcom checker) and all utilities, gas, electricity and water are all metered supplies.



Council Tax Band: E



Hallway
20'5 x 5'0

Bedroom One
14'5 x 9'6

Bedroom Two
10'7 x 9'0

Bathroom
7'0 x 6'9

Lounge
13'2 x 9'9

Dining Room
12'6 x 10'5

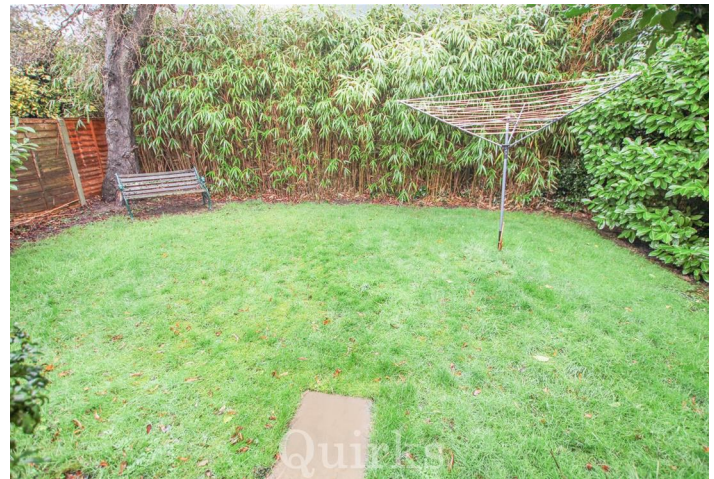
Breakfast Room
15'5 x 6'6

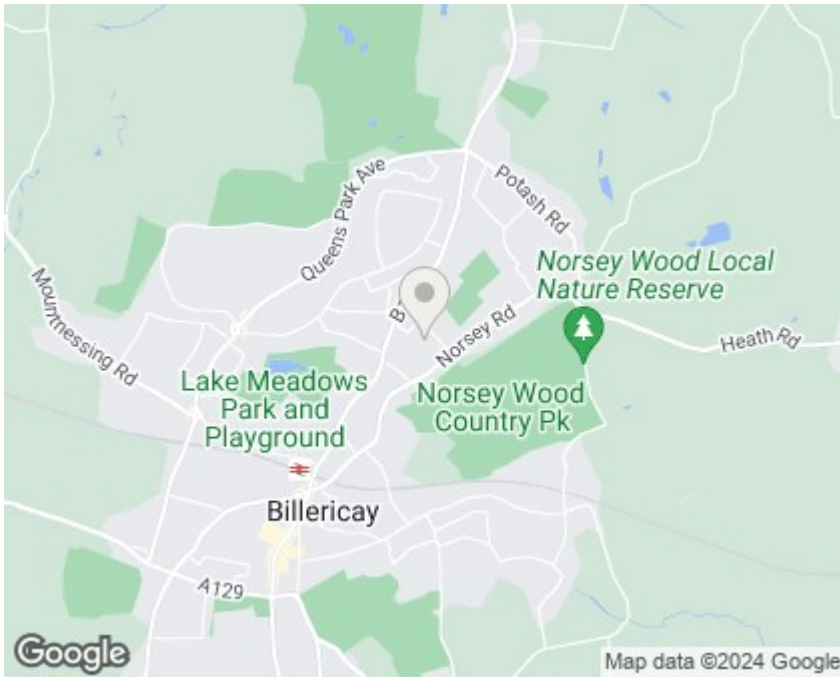
Kitchen
9'8 x 8'7

Bedroom Three
15'7 x 10'2

Garden

Separate Garage





Viewings

Viewings by arrangement only. Call 01277 626 541 to make an appointment.

EPC Rating:

D

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			82
(69-80) C		67	
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

GROUND FLOOR
800 sq.ft. (74.3 sq.m.) approx.

1ST FLOOR
160 sq.ft. (14.9 sq.m.) approx.



TOTAL FLOOR AREA : 960 sq.ft. (89.2 sq.m.) approx.

This floor plan is for illustrative purposes only. All representations including measurements, doors, windows and fixtures are approximate and NOT TO SCALE. The total floor area includes all floor space associated with the property including garages and outbuildings as depicted. No appliances or services are confirmed as included or tested.

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