



31 Whitesmith Drive, Billericay, CM12 0FP

Offers In Excess Of £372,000

- TWO BEDROOMS
- VERY WELL PRESENTED
- SOUTH FACING LANDSCAPED GARDEN
- AMPLE PARKING
- SCOPE TO EXTEND (STP)
- END OF TERRACED HOUSE
- MODERN KITCHEN AND BATHROOM
- WALKING DISTANCE TO STATION
- EV CHARGING POINT
- PERFECT FOR FIRST TIME BUYERS

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Located in the sought after Chaucer Development, is this well presented two bedroom end of terrace house. A double glazed entrance door leads into the entrance hall with laminate flooring, and cupboard housing replacement combination boiler. The modern white fitted kitchen has eye and base level units with work surface over incorporating sink unit with mixer tap, integrated fridge/freezer, built in electric oven with induction hob and extractor fan over, slimline dishwasher (installed by current owner), double glazed window and tiled splash backs. The lounge/diner has double glazed door and window onto the rear garden, stairs rising to first floor, radiator with cover and laminate flooring. On the first floor are two bedrooms, with the master having fitted wardrobes, and recess with hanging rails. Completing the first floor is the modern bathroom with white suite comprising paneled bath with shower over with rainforest shower head, vanity wash hand basin, low level W.C, shelved airing cupboard housing radiator and heated towel rail. Externally the current owners have transformed the landscaped rear garden with porcelain tiled patio, new fence panels, new lawn and side gate to front. A block paved area to the front of the house has been created to provide parking for at least one car and also includes an EV CHARGER. Nearby to the property, are two allocated parking spaces offering even further parking.



Council Tax Band: C



ENTRANCE HALL
6'7" x 3'7"

LOUNGE / DINER
15'9" x 11'9"

FITTED KITCHEN
8'6" x 7'10"

LANDING

BEDROOM ONE
11'10" x 11' 10"

BEDROOM TWO
12'1" x 5'8"

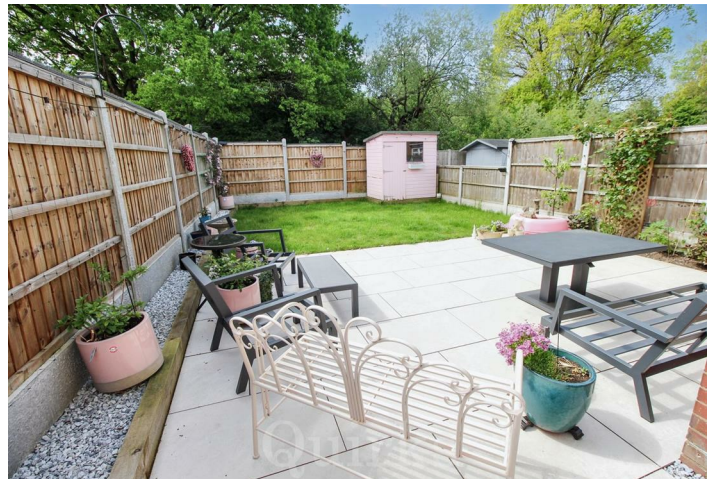
BATHROOM
8'6" x 5'9"

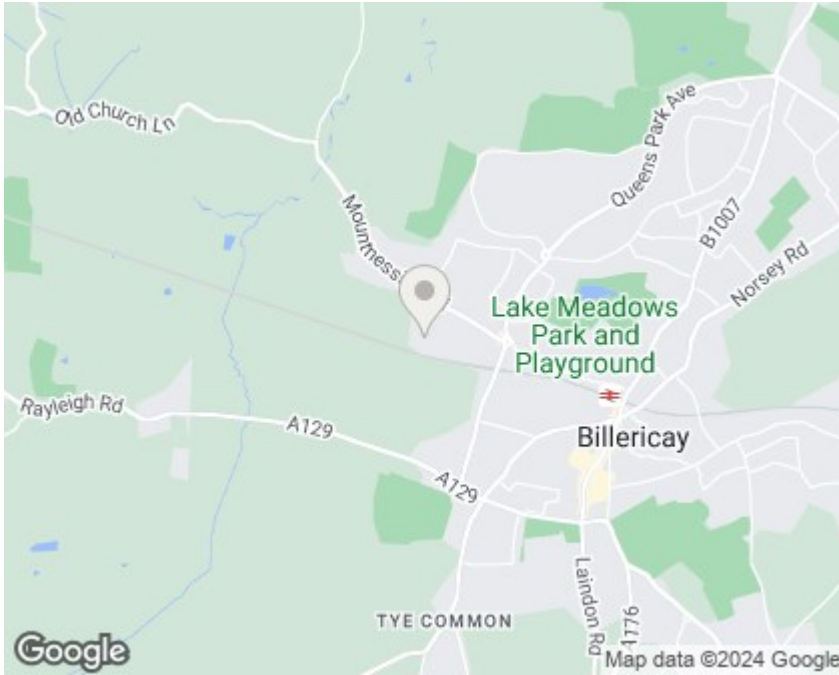
REAR GARDEN
in excess of 45' maximum

TWO ALLOCATED PARKING SPACES

FURTHER PARKING SPACE TO FRONT

VIEWING ESSENTIAL





Viewings

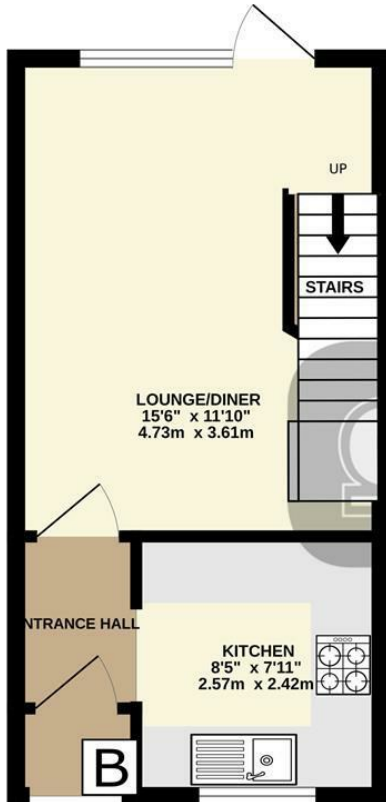
Viewings by arrangement only. Call 01277 626 541 to make an appointment.

EPC Rating:

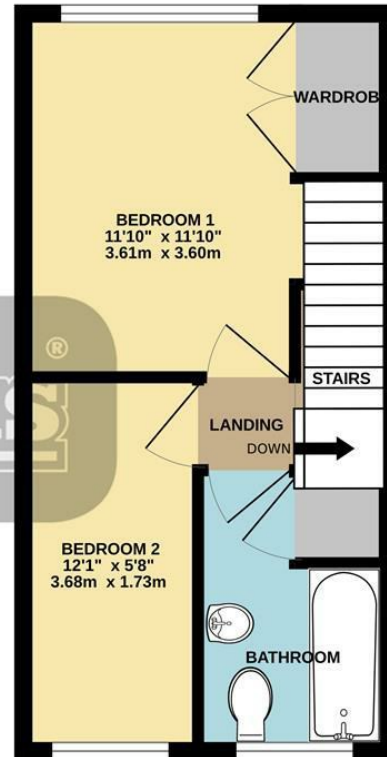
C

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			87
(81-91) B			
(69-80) C		70	
(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
284 sq.ft. (26.4 sq.m.) approx.



1ST FLOOR
284 sq.ft. (26.4 sq.m.) approx.



TOTAL FLOOR AREA : 567 sq.ft. (52.7 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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