



12 Hammonds Lane, Billericay, CM11 2SZ

Offers In Excess Of £390,000

- TWO BEDROOMS
- IMMACULATELY PRESENTED
- MODERN KITCHEN
- BUILT IN WARDROBES
- TWO PARKING SPACES
- SEMI DETACHED
- OPEN PLAN
- TWO DOUBLE BEDROOMS
- LANDSCAPED GARDEN

VIEWING AN ABSOLUTE MUST to fully appreciate this stunning two bedroom semi-detached house benefitting from a ground floor rear extension. Once inside the entrance porch, a door leads into the very spacious lounge / diner, stairs rising to the first floor with cupboard under, open to Study Area, perfect for those currently working from home, utility area with wall mounted boiler and plumbing for automatic washing machine. The contemporary kitchen has double glazed door and window onto the rear garden, range of fitted "high gloss" eye level units and base level units with earth stone work surface over incorporation one and a half bowl sink unit with mixer tap, built in electric oven with microwave over, four ring electric hob with extractor fan over, space for fridge freezer, coved cornice to smooth ceiling with downlighters, radiator. On the first floor the landing has loft access, airing cupboard housing hot water cylinder, coved cornice to smooth ceiling, doors to two bedrooms, both having double glazed windows, with bedroom two having fitted wardrobes, modern bathroom with white suite comprising panelled bath mixer tap and shower over with rainforest shower head, vanity wash hand basin, low level W.C, heated towel rail, extractor fan, extractor fan, smooth ceiling with downlighters and part tiled walls. Externally the property has a shingled display area to the front with pathway leading to entrance door side access with gate leading into the recently landscaped rear garden. The property benefits from two allocated parking spaces in direct rear access.



Council Tax Band: C



Lounge / Diner
17'4 x 9'3

Kitchen
13'11 x 8'10

Study Area
7'2 x 5'1

Utility Area
7'2 x 2'3

Bedroom One
10'4 x 10'

Bedroom Two
8'7 x 7'3 plus built in wardrobes

Bathroom
6'11 x 6'7

Rear Garden
30'00

Two Parking Spaces





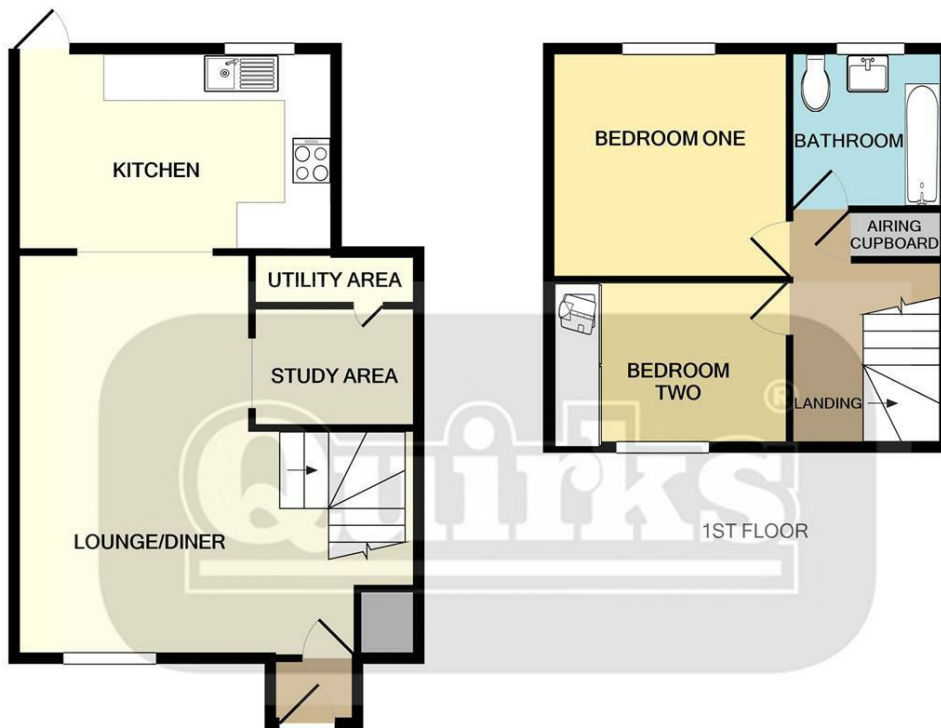
Viewings

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			
(81-91) B			86
(69-80) C		71	
(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

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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