



1A Crown Road, Billericay, CM11 2AE

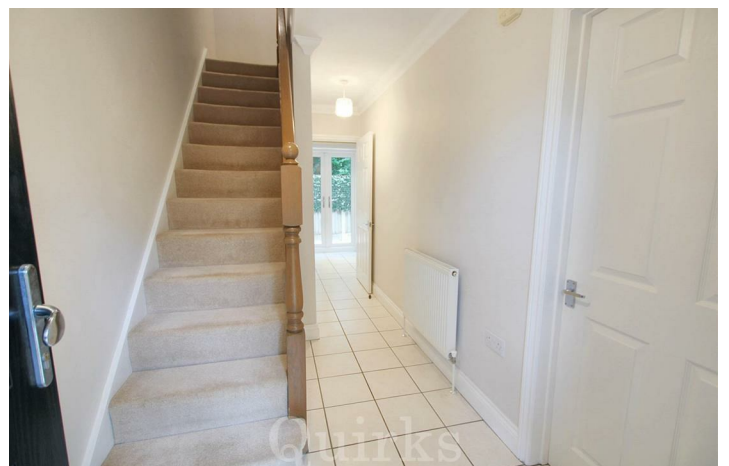
Offers In Excess Of £380,000

- ATTRACTIVE MODERN HOUSE WITH NO ONWARD CHAIN
- TWO DOUBLE BEDROOMS
- FAMILY BATHROOM
- GOOD SIZE LOUNGE
- ALLOCATED PARKING SPACE
- EASY WALKING DISTANCE OF HIGH STREET AND STATION
- ENSUITE TO MASTER BEDROOM
- GROUND FLOOR CLOAKROOM
- SPACIOUS KITCHEN/DINER WITH FRENCH DOORS ONTO GARDEN
- WELL PRESENTED THROUGHOUT

OFFERING THE WOW FACTOR, THIS CHARMING AND BEAUTIFULLY PRESENTED TWO DOUBLE BEDROOM HOUSE, IDEALLY LOCATED WITHIN EASY WALKING DISTANCE OF THE HIGH STREET AND STATION, WITH NO ONWARD CHAIN. A double glazed entrance doors takes you into the large entrance hall, with stairs to first floor, tiled floor and radiator. The spacious ground floor accommodation comprises of a cloakroom with wash hand basin and low level W.C, a lounge with two double glazed windows to front and fireplace. Running across the back of the house is the well fitted kitchen / diner, which has double glazed French Doors and window onto the rear garden, range of fitted eye and base level units with work surfaces over incorporating a one and a half bowl sink unit, built in electric oven, four ring gas hob with extractor fan over, space for fridge, freezer and washing machine, wall mounted combination boiler, tiled floor and smooth ceiling with downlighters. On the first floor are two DOUBLE BEDROOMS, with the master benefitting from fitted wardrobes and ensuite shower room with shower cubicle, wash hand basin and low level W.C. in addition, there is also a family bathroom with corner bath, wash hand basin and low level W.C, radiator and smooth ceiling with downlighters. Externally the property has a manageable and compact courtyard style rear garden. There is also an ALLOCATED PARKING SPACE.



Council Tax Band: D



ENTRANCE HALL

14'10" x 6'2"

GROUND FLOOR CLOAKROOM

5'10" x 2'10"

LOUNGE

12'11" x 12'2"

FITTED KITCHEN / DINER

18'7" x 7'9"

LANDING

BEDROOM ONE

16'8" max x 12'

ENSUITE

5'8" x 4'1"

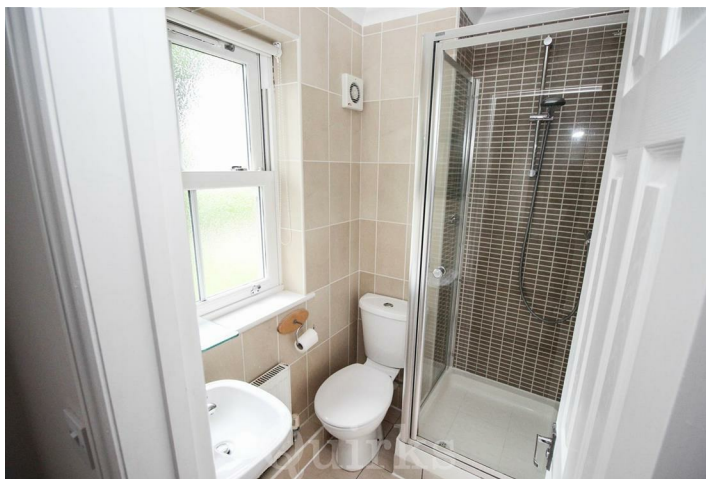
BATHROOM

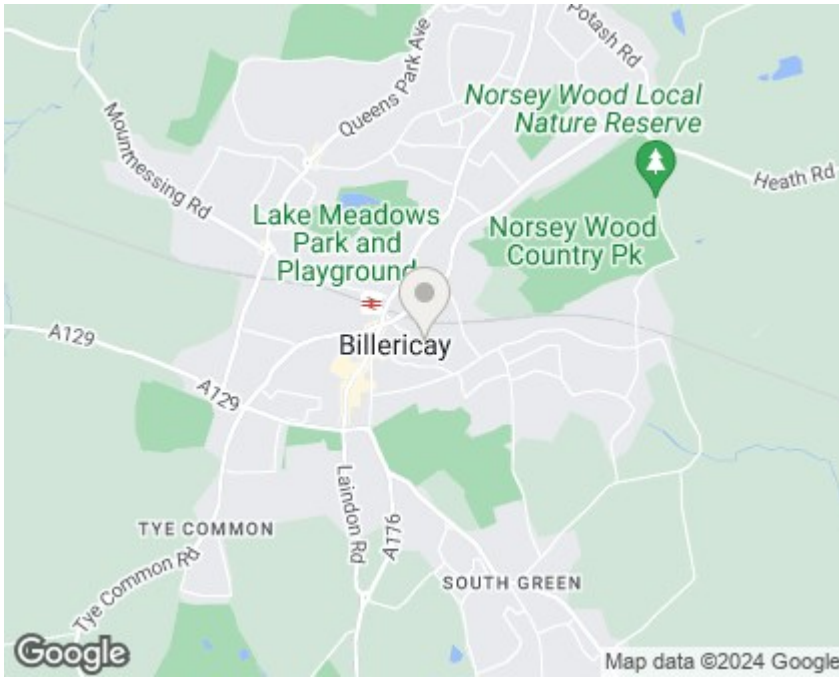
7'3" x 4'10"

COURTYARD REAR GARDEN

ALLOCATED PARKING SPACE

EASY WALK TO HIGH STREET AND STATION





Viewings

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

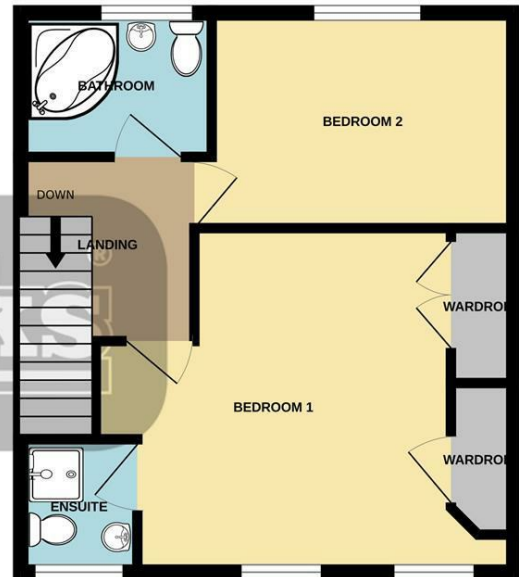
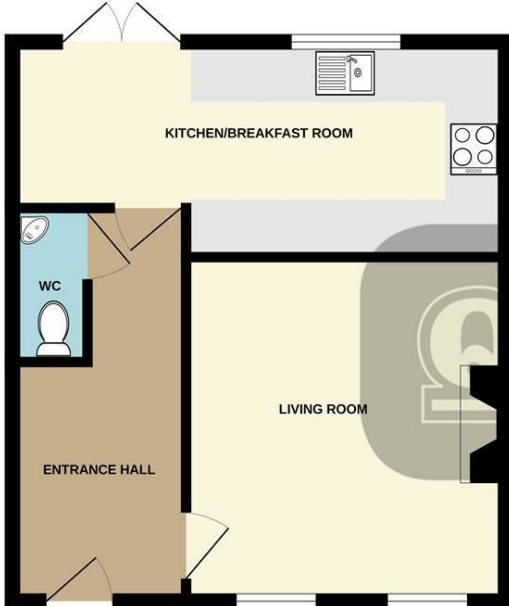
EPC Rating:

C

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			88
(81-91) B			
(69-80) C		72	
(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
387 sq.ft. (36.0 sq.m.) approx.

1ST FLOOR
394 sq.ft. (36.6 sq.m.) approx.



TOTAL FLOOR AREA: 781 sq.ft. (72.6 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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