



38 The Avenue, Billericay, CM12 9HG

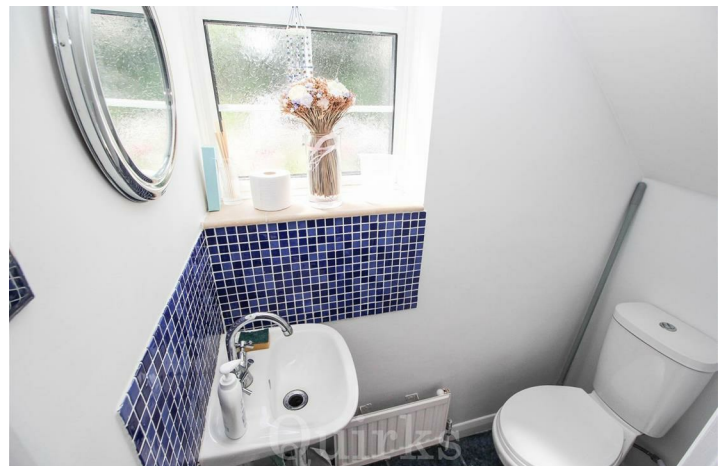
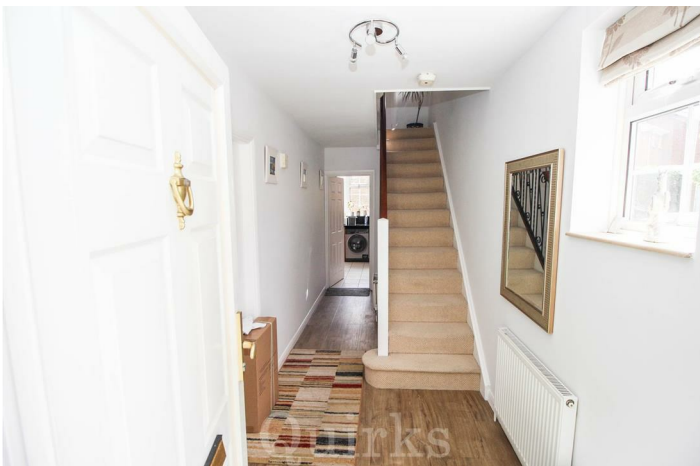
Offers In Excess Of £600,000

- VERY SOUGHT AFTER LOCATION
- CLOSE TO ST JOHNS SCHOOL AND QUILTERS INFANT SCHOOL
- THREE DOUBLE BEDROOMS
- GROUND FLOOR CLOAKROOM
- DETACHED GARAGE AND DRIVEWAY
- SHORT WALK TO HIGH STREET AND STATION
- NO ONWARD CHAIN
- TWO RECEPTION ROOMS
- FITTED KITCHEN
- VIEWING HIGHLY RECOMMENDED

WITHIN EASY WALKING DISTANCE OF THE HIGH STREET AND STATION, OFFERED WITH NO ONWARD CHAIN, AND OFFERING POTENTIAL TO EXTEND (STPP). A double glazed entrance door leads into the entrance hall with stairs to first floor, double glazed window to side, two radiators and laminate flooring. The ground floor cloakroom has double glazed window to side, wash hand basin, low level W.C and radiator. A good sized lounge has double glazed bow window to front, laminate flooring, stone fireplace with gas "living flame" fire. Opening onto the dining area with double glazed door and window onto the rear garden, laminate flooring and radiator. The fitted kitchen has double glazed door and window onto the rear garden, range of fitted eye and base level units with Granite work surface over incorporating sink unit, built in electric oven with four ring electric hob, having extractor fan over, space for washing machine, dishwasher and fridge freezer. On the first floor are three double bedrooms, with bedrooms one and two having fitted wardrobes. A modern bathroom with white suite comprising panelled bath with shower over, wash hand basin, low level W.C, heated towel rail, tiled floor and smooth ceiling with downlighters. Externally the front garden and side garden is laid to lawn with pathway to entrance. To the rear of the property a driveway leads to the detached garage with up and over door and power and light connected.



Council Tax Band: E



ENTRANCE HALL

16'11" x 5'11"

GROUND FLOOR CLOAKROOM

5' x 2'5"

LOUNGE

17'6" x 11'10"

DINING AREA

9'11" x 8'11"

FITTED KITCHEN

9'10" x 8'8"

LANDING

8'6" x 6'11"

BEDROOM ONE

13'5" x 10' 11"

BEDROOM TWO

13'6" x 9' plus door recess

BEDROOM THREE

10'5" x 8'11"

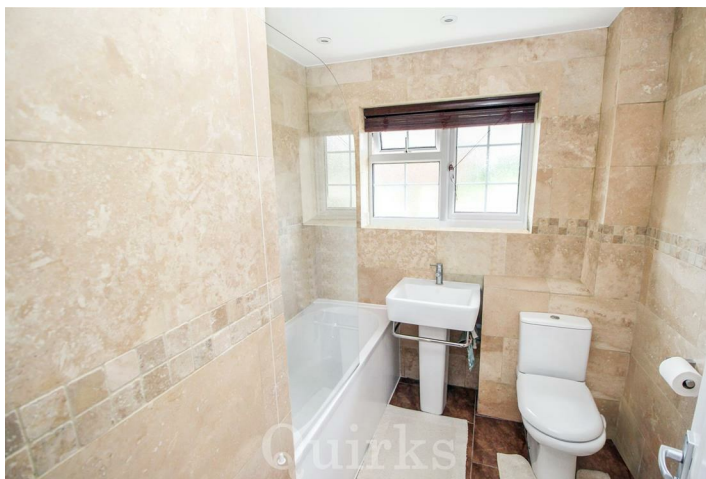
BATHROOM

7'6" x 6'10"

FRONT AND REAR GARDENS

DETACHED GARAGE

OWN DRIVEWAY





Viewings

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

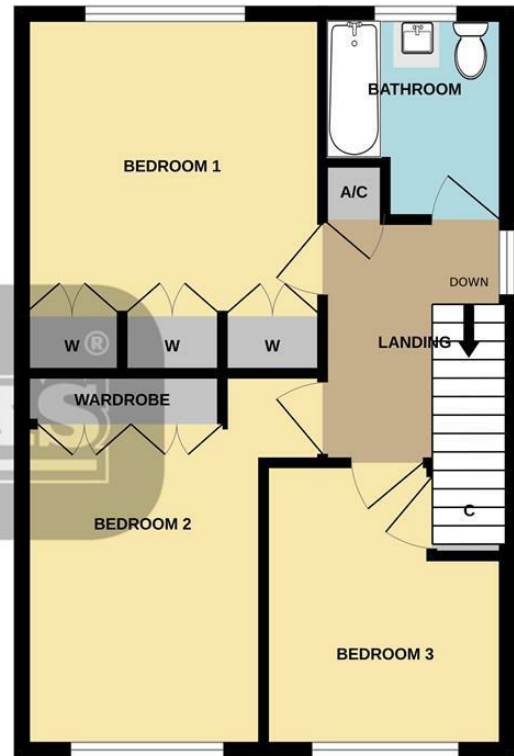
EPC Rating:

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(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
474 sq.ft. (44.0 sq.m.) approx.



1ST FLOOR
480 sq.ft. (44.6 sq.m.) approx.



TOTAL FLOOR AREA : 954 sq.ft. (88.6 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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