



4 Heath Close, Billericay, CM12 9NW

Guide Price £375,000

- CUL-DE-SAC LOCATION
- TWO BEDROOMS
- EXTENDED TO REAR
- DOWNSTAIRS W.C
- GARAGE
- SEMI DETACHED HOUSE
- NEAR TO SCHOOLS & HIGH ST.
- MODERN KITCHEN & BATHROOM
- GARDEN SPACE
- DRIVEWAY FOR ONE CAR

Situated within easy walking distance of Billericay High Street, Railway Station, and a nearby park, this charming two-bedroom semi-detached house offers a comfortable and convenient lifestyle. The property features a garage and driveway for one car. Upon entry, you are greeted by an entrance hall leading to a modern kitchen on the left. The kitchen is well-equipped with space for appliances including a fridge/freezer, oven with hob, washing machine, and dishwasher. The hallway then guides you to a spacious lounge that seamlessly flows into an extension added by the current owner. This additional living space is ideal for use as a dining area and also provides access to a downstairs toilet and an integral door to the garage. On the first floor, you will find two double bedrooms separated by a modern family bathroom. Externally, the property boasts an attractive garden, which commences with a patio area and is then laid to lawn, perfect for outdoor relaxation and entertainment. The house has been meticulously maintained, ensuring it is in immaculate condition. The location is ideal for those wanting to be within a stone's throw of Billericay's amenities, making it a highly desirable home.



Council Tax Band:



Entrance Hall
10'3 x 6'0

Kitchen
9'7 x 6'2

Lounge
12'6 x 11'2

Dining Area
12'1 x 8'2

Inner Hall
4'2 x 3'4

Downstairs W.C
5'0 x 3'3

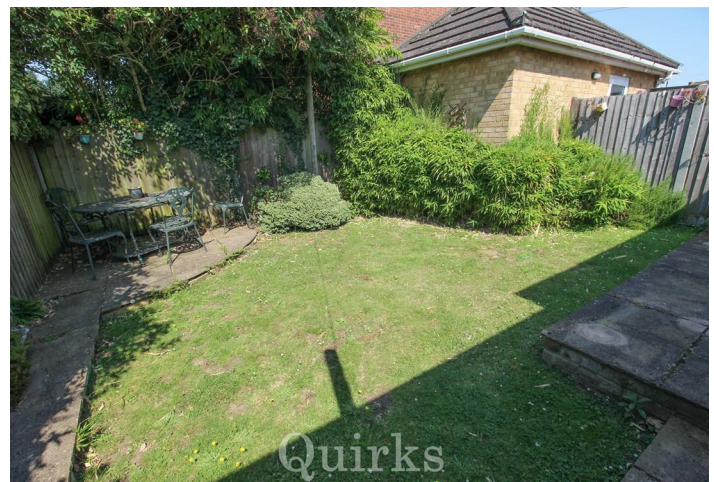
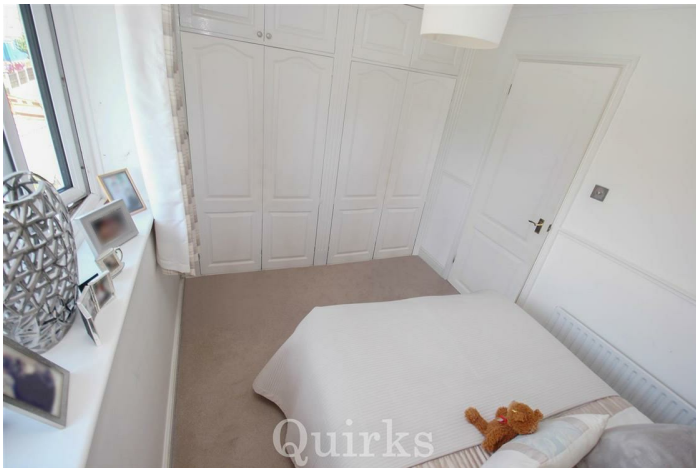
Bedroom One
12'7 x 7'9

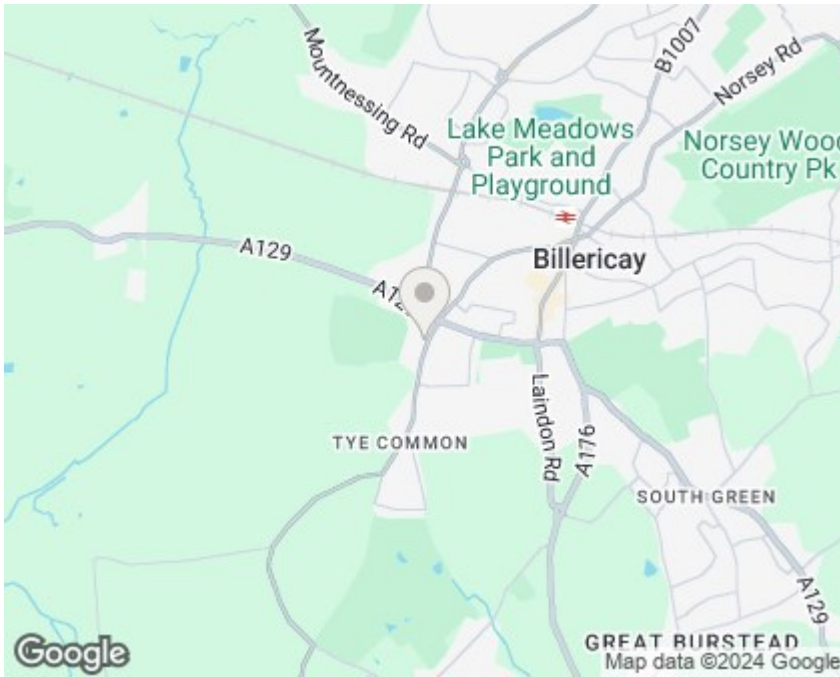
Bathroom
6'2 x 5'9

Bedroom Two
12'6 x 6'5

Garden

Garage





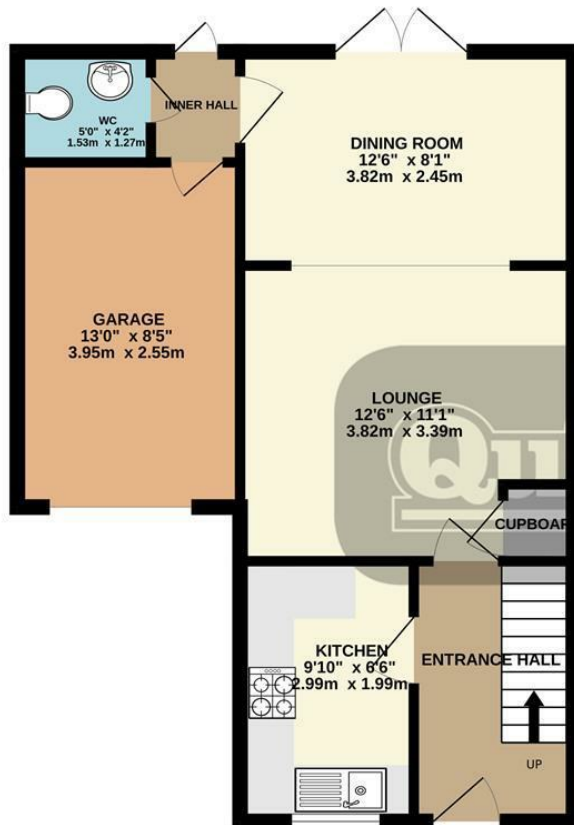
Viewings

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

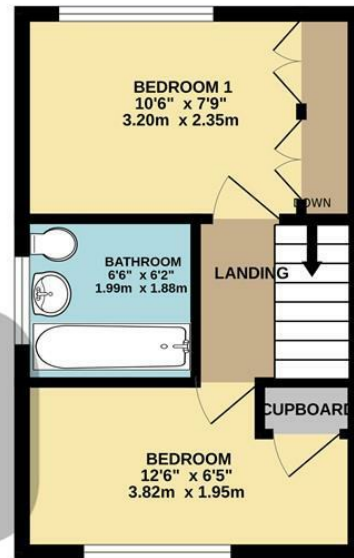
EPC Rating:

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



1ST 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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