



## 23 Lakeside, Billericay, CM12 0NF

Offers In Excess Of £400,000

- NO ONWARD CHAIN
- CUL-DE-SAC LOCATION
- UN-OVERLOOKED REAR GARDEN
- SHOWER ROOM
- NEARBY MAINLINE STATION & SHOPS
- TWO DOUBLE BEDROOMS
- OWN DRIVEWAY
- DUAL ASPECT LOUNGE / DINER
- CLOSE PROXIMITY TO LAKE MEADOWS
- SEMI-DETACHED BUNGALOW

Offered for sale with NO ONWARD CHAIN, is this two double bedroom, semi-detached bungalow, in a highly sought after cul-de-sac, within close proximity of Lake Meadows Park and Billericay Mainline Railway Station. The property is approached via an independent, block paved driveway, with side gate access to the un-overlooked and established rear garden, with patio area, flower & shrub beds and summerhouse to rear boundary. Perfectly suited for downsizers this property offers two spacious bedrooms, with fitted wardrobes to bedroom two, central hallway with loft access, which provides an excellent storage space and scope to extend (STPP) in addition there is a modern shower room, including double width shower, low level W.C, pedestal wash hand basin, extensively tiled walls and two windows to the side aspect. The kitchen has a Vaillant combination gas boiler, four ring gas hob, oven and space for washing machine. Window to side aspect and door to the garden. The naturally light lounge / diner, is dual aspect, measuring 21ft wide, with double glazed patio doors to the garden and a feature fireplace. This central location is within walking distance of convenience shops, takeaways and bus routes.



Council Tax Band: D



ENTRANCE HALLWAY  
14'8 x 5'7 reducing to 2'10"

BEDROOM ONE  
11'7 x 10'11

BEDROOM TWO  
10'11 x 9'1

SHOWER ROOM  
7'4 x 5'6

KITCHEN  
9'9 x 8'3

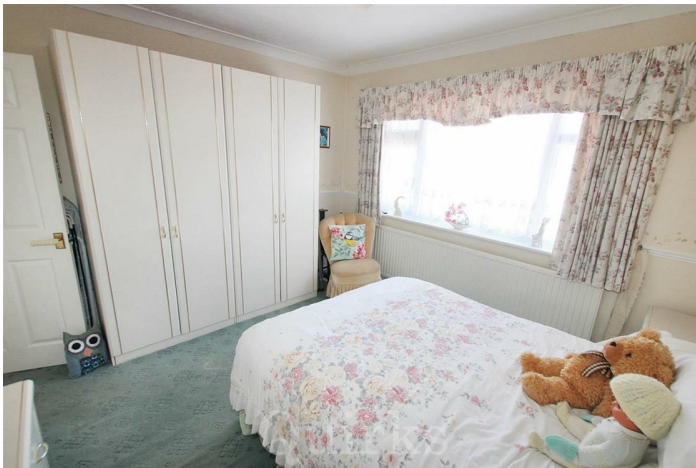
LOUNGE / DINER  
21'1 x 11'0 reducing to 8'1

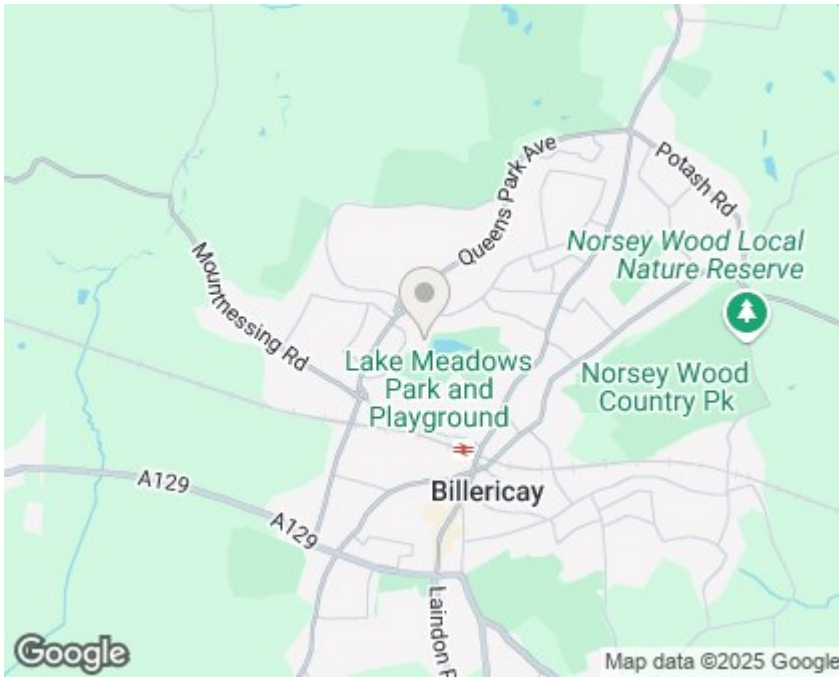
OWN DRIVEWAY

SECLUDED EAST FACING REAR GARDEN

CUL-DE-SAC LOCATION

NO ONWARD CHAIN





## Viewings

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

## EPC Rating:

D

| Energy Efficiency Rating                    |  | Current                 | Potential |
|---|--|-------------------------|-----------|
| Very energy efficient - lower running costs |  |                         |           |
| (92 plus) A                                 |  |                         |           |
| (81-91) B                                   |  |                         | 84        |
| (69-80) C                                   |  |                         |           |
| (55-68) D                                   |  | 62                      |           |
| (39-54) E                                   |  |                         |           |
| (21-38) F                                   |  |                         |           |
| (1-20) G                                    |  |                         |           |
| Not energy efficient - higher running costs |  |                         |           |
| England & Wales                             |  | EU Directive 2002/91/EC |           |

## Bungalow



Total Area: 59.6 m<sup>2</sup> ... 642 ft<sup>2</sup>

Whilst every effort has been made to ensure accuracy, measurements of doors, windows and other items are approximate and no responsibility is taken for any error, omission or mis statement. This plan is for illustrative purposes and so only be used as such.