



## 6 Atridge Chase, Billericay, CM12 0HR

Guide Price £485,000

- DRIVEWAY TO FRONT
- KITCHEN / DINING ROOM
- CLOSE PROXIMITY OF LAKE MEADOWS
- SCOPE TO CONVERT LOFT ROOM (STPP)
- UPVC DOUBLE GLAZING
- SOUTH WEST FACING REAR GARDEN
- CONSERVATORY
- NEARBY MAINLINE RAILWAY STATION
- THREE BEDROOMS
- BEDROOM ONE WITH FITTED WARDROBES

A light and spacious three bedroom semi-detached family home, situated just 0.6 of a mile from Billericay Railway Station. Just a short walk to schools, convenience shops and schools, this property is in a popular turning, with off road parking and a South West facing rear garden. The ground floor offers a sizeable entrance hallway, leading to a naturally bright living room with feature, Portuguese limestone fireplace, the kitchen / dining room, measures 17ft wide (5.2 meters) with a range of wall and base level units, matching side unit and central island, there is a built in storage cupboard and double glazed French doors leading to the conservatory, providing an additional reception space and opening to the sunny aspect rear garden. The garden has a paved patio area, side gate access, raised beds and the remainder laid to lawn, with concrete hard standing and 8ft x 6ft KETER storage shed. The first floor landing has built-in storage and access to the loft, which already has power, lighting and a Velux window, giving potential to create an additional bedroom and en-suite (subject to planning consent being passed) Bedroom two features a built-in cupboard, housing the Vaillant combination gas boiler, Bedroom one has a range of fitted wardrobes and bedroom three is a single bedroom, making an ideal children's room or home office. There is fitted Hillarys, made to measure blinds throughout the house. This property is also connected to Virgin fibre optic broadband.



Council Tax Band: D



**ENTRANCE HALLWAY**

11'2 x 5'10

**KITCHEN / DINING ROOM**

17'3 11'1

**LIVING ROOM**

13'3 x 11'0

**CONSERVATORY**

14'1 x 9'10

**FIRST FLOOR LANDING**

9'1 x 6'6

**BEDROOM ONE**

13'7 x 10'7

**BEDROOM TWO**

10'11 x 10'6

**BEDROOM THREE**

9'1 x 6'4

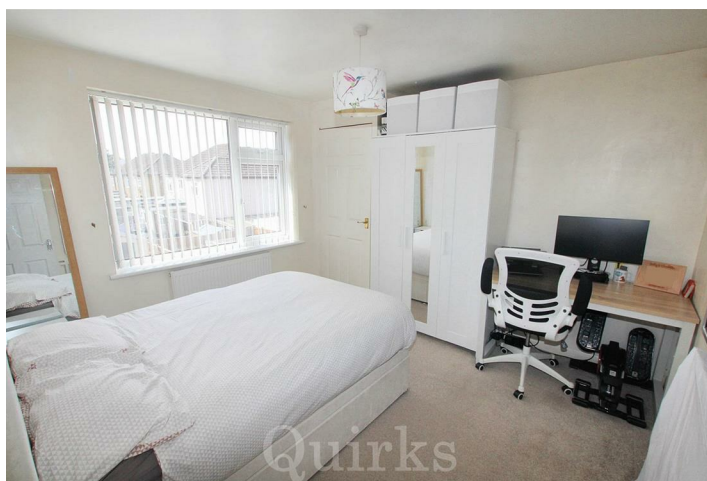
**FAMILY BATHROOM**

6'4 x 5'10

**BOARDED LOFT ROOM WITH VELUX WINDOW**

**SOUTH WEST FACING REAR GARDEN**

**BLOCK PAVED DRIVEWAY TO FRONT AND SHARED ACCESS**





## Viewings

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

## EPC Rating:

E

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			75
(69-80) C			
(55-68) D		47	
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	



GROUND FLOOR  
APPROX. FLOOR  
AREA 522 SQ.FT.  
(48.5 SQ.M.)

1ST FLOOR  
APPROX. FLOOR  
AREA 412 SQ.FT.  
(38.3 SQ.M.)

TOTAL APPROX. FLOOR AREA 1041 SQ.FT. (96.7 SQ.M.)

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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