



## 8 Peartree Walk, Billericay, CM12 0PY

Offers In Excess Of £332,500

- TWO BEDROOMS
- MODERN INTEGRATED KITCHEN
- REPLACEMENT UPVC WINDOWS
- OFF ROAD PARKING
- NEARBY SHOPS, BUS ROUTE & LAKE MEADOWS
- LIVING ROOM WITH BAY WINDOW
- REFITTED BATHROOM
- RECENTLY INSTALLED VAILLANT COMBI BOILER
- SOUTH FACING COURTYARD GARDEN
- IMMACULATELY PRESENTED THROUGHOUT



Presented to a high standard throughout, is this modern two bedroom, semi-detached retirement bungalow, suitable for those aged 55 or over. Situated in a cul-de-sac location, opposite convenience shops at The Pantiles, takeaways and bus route to Billericay High Street & Mainline Station, Lake Meadows Park is also just a short walk from this property. Recently updated by the current Vendor, the property now features replacement UPVC double glazed windows and doors, installed in October 2022. Made to measure fitted shutters to living room, kitchen and bedroom one. Modern Vaillant eco FIT 825 combination gas boiler, installed October 2021, a high specification integrated kitchen, with Siemens appliances. Refitted bathroom, with modern white suite, including bath and shower attachment, low level W.C, wash hand basin and heated towel rail. Entrance hallway with built in storage cupboard. Access to the loft, with fitted ladder. Bedroom one is a spacious double room with built-in double wardrobe, bedroom two has double glazed French doors to the low maintenance, South facing rear garden, which is paved with raised beds, storage shed and side gate access. To the front of the property is an allocated parking space. Internal viewing is essential, to appreciate this nicely presented home.



Council Tax Band: D



**ENTRANCE HALLWAY**  
10'3 x 3'10

**MODERN BATHROOM**  
6'6 x 5'6

**BEDROOM ONE**  
12'2 x 9'5

**BEDROOM TWO**  
10'0 x 6'6

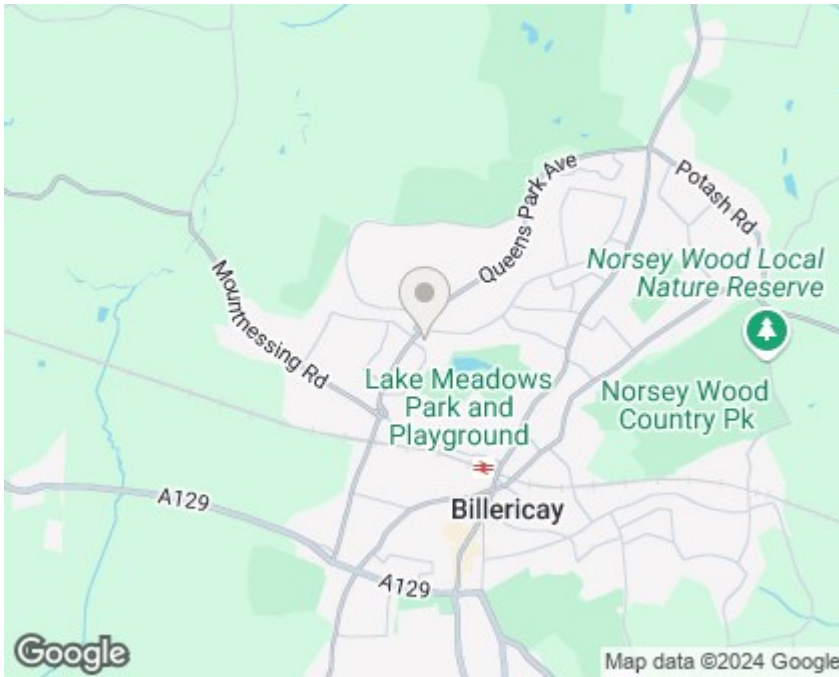
**LIVING ROOM**  
17'9 into bay reducing to 15'9 x 9'7

**MODERN INTEGRATED KITCHEN**  
9'8 x 6'5

**ALLOCATED PARKING SPACE**

**SOUTH FACING COURTYARD GARDEN**  
20 x 21





## Viewings

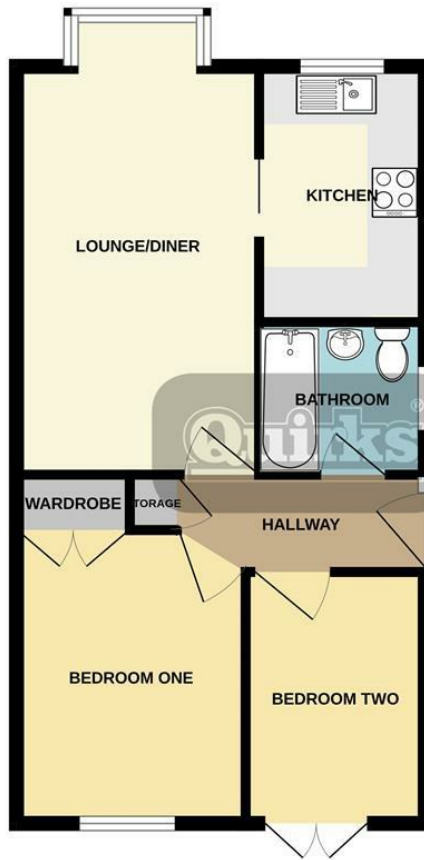
Viewings by arrangement only. Call 01277 626 541 to make an appointment.

## EPC Rating:

C

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			88
(81-91) B			
(69-80) C		70	
(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  
484 sq.ft. (44.9 sq.m.) approx.



TOTAL FLOOR AREA : 484 sq.ft. (44.9 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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