



28 Dukes Farm Road, Billericay, CM12 0QA

Offers In Excess Of £335,000

- TWO BEDROOM MAISONETTE
- FIRST FLOOR
- EXTREMELY SOUGHT AFTER LOCATION
- OWN PRIVATE GARDEN
- BUTTSBURY INFANT AND JUNIOR SCHOOLS CATCHMENT
- LOFT CONVERSION OFFERING ADDITIONAL ACCOMMODATION
- DETACHED GARAGE WITH ACCESS VIA GARDEN
- TWO BATHROOMS
- PARKING SPACE
- WALKING DISTANCE TO STATION AND HIGH STREET

This extended two-bedroom maisonette is situated in a highly sought-after location within the catchment areas of both Buttsbury Schools and Mayflower High School. The property boasts its own private entrance, with all accommodations located on the first floor. Upon reaching the top of the stairs, you'll find a modern kitchen/breakfast room on the front right-hand side, featuring space for essential appliances such as a washing machine, double-length oven with gas hob, and an American-style fridge freezer. Returning to the hallway, you'll discover a generously sized lounge/diner, offering ample room for a six-seater dining table, sofa, chair, and additional furniture. Natural light floods the room through a large window, creating a bright and welcoming space. Both bedrooms are doubles, equipped with built-in storage and additional space for furniture. A unique feature of this maisonette is the loft extension, which provides an additional lounge or bedroom and a spacious shower room, accessible via a space-saving staircase. Externally, the property includes a private garden with both patio and lawn areas, as well as a storage shed. There is direct access from the back door to a detached garage and parking area beyond. Viewing is highly recommended to fully appreciate the size and features of this exceptional property.

LEASE LENGTH - 103 years. NO GROUND RENT OR SERVICE CHARGES



Council Tax Band:



Entrance Porch

Landing

9'2 x 5'1

Kitchen / Breakfast Room

12'5 x 10'1

Lounge / Diner

15'7 x 14'9

Bedroom One

14'3 x 12'2

Bedroom Two

11'01 x 9'4

Bathroom

5'3 x 5'5

Loft Room

16'8 x 13'3

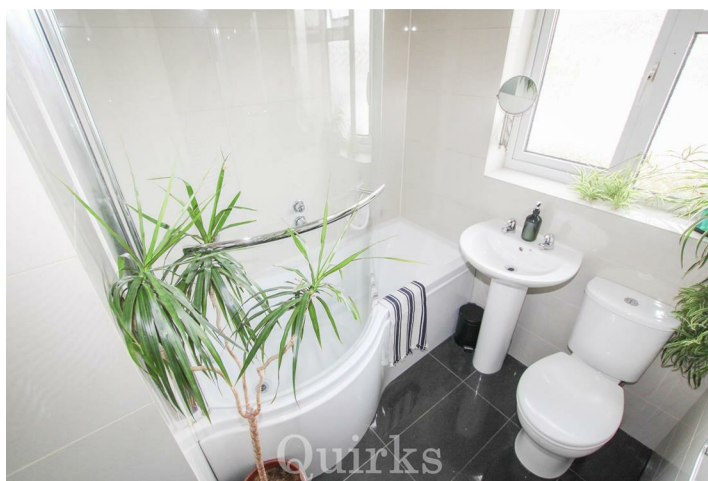
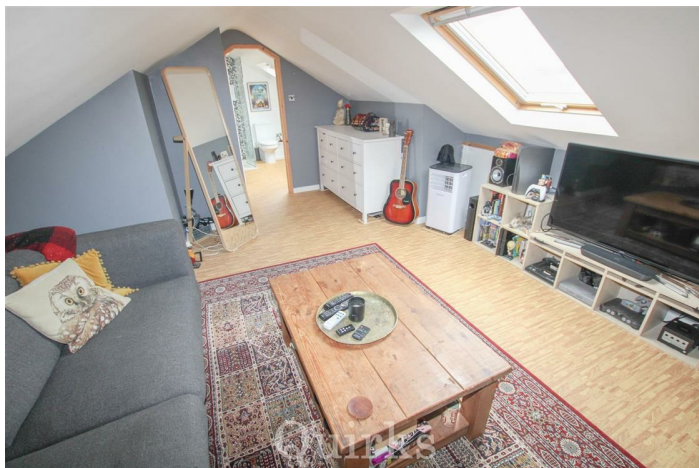
Shower Room

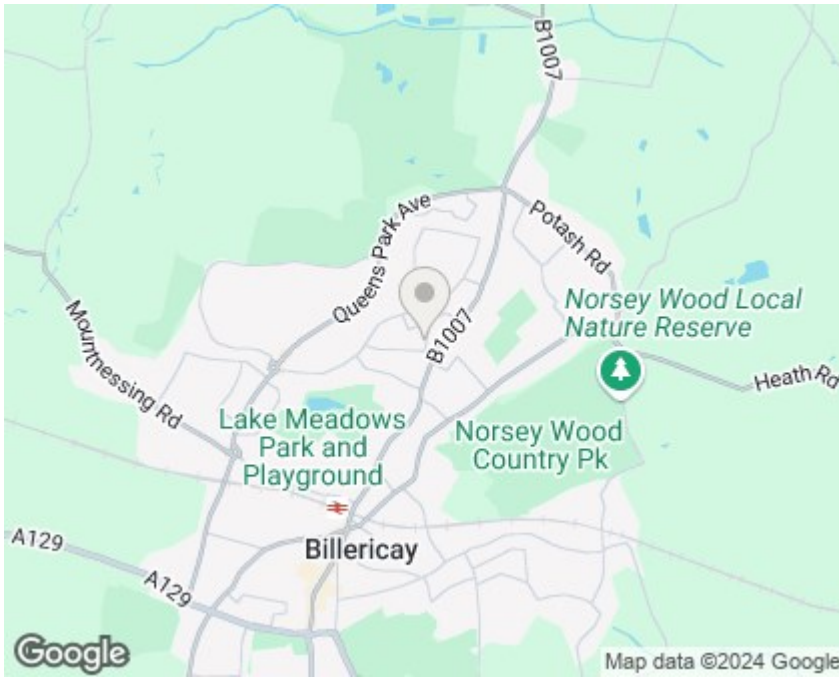
13'3 x 9'06

Garden

Separate Garage

Parking Space





Viewings

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

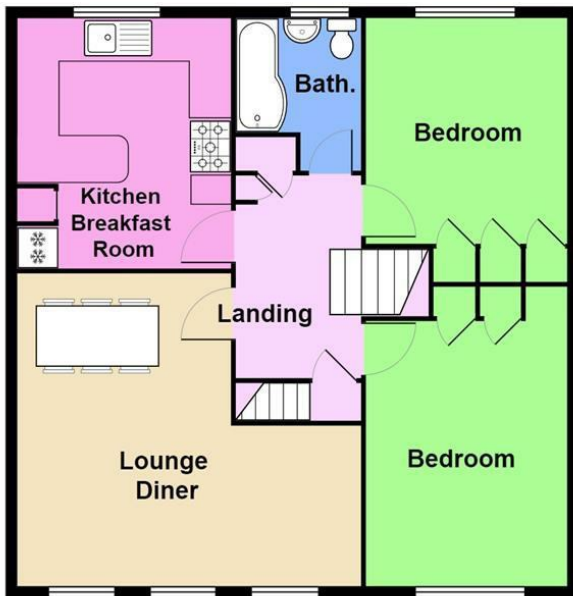
EPC Rating:

C

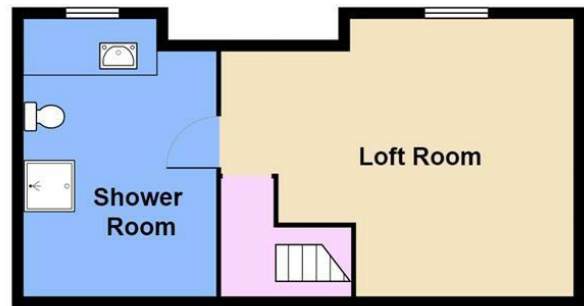
Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B		76	78
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

Lower Floor
Area: 65.9 m² ... 710 ft²

Top Floor Flat



Upper Floor
Area: 30.9 m² ... 333 ft²



Total Area: 96.8 m² ... 1042 ft²

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.



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