



10 Newlands Close, Billericay, CM12 0PJ

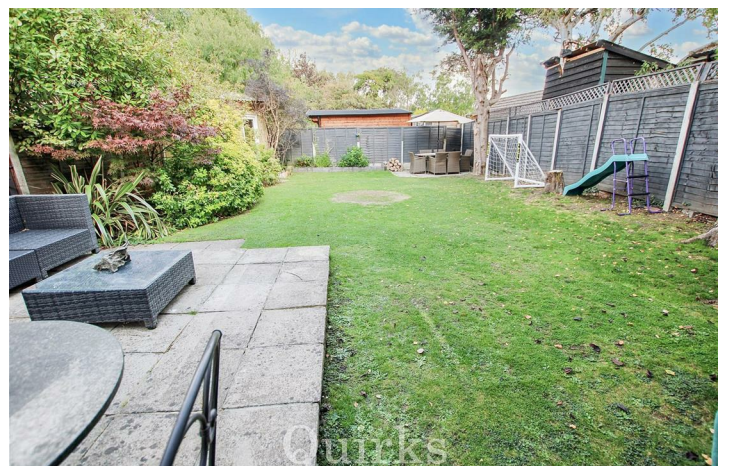
Offers In Excess Of £500,000

- THREE BEDROOMS
- 20FT LOUNGE
- FOUR PIECE BATHROOM
- GOOD SIZE GARDEN
- PARKING FOR TWO CARS
- SEMI DETACHED HOUSE
- TWO RECEPTIONS ROOMS AND CONSERVATORY
- BUILT IN WARDROBES TO MASTER
- SEPARATE GARAGE
- EXTREMELY SOUGHT AFTER LOCATION

Situated in a highly sought-after cul-de-sac in Billericay, this well-presented three-bedroom family home falls within the catchment areas of Buttsbury Infant and Junior Schools, as well as Mayflower High School. As you enter, you're welcomed by a light and bright entrance hallway, which leads to the spacious 20 ft lounge, while the modern kitchen is located to the left. The kitchen is fully equipped with built-in appliances, including an oven, dishwasher, washing machine, and fridge freezer. From the kitchen, you can access an inner hallway that leads to a convenient downstairs W.C. and provides side access to the driveway. The dining room, accessible from both the kitchen and lounge, offers ample space for a six-seater dining table. At the rear of the home, the conservatory, with double French doors, opens out to the generously sized garden. Upstairs, you'll find three bedrooms. The two larger rooms are double bedrooms and the master includes built-in wardrobes featuring sliding mirrored doors. The third bedroom is a spacious single, far from being a typical box room. The family bathroom boasts a four-piece suite, complete with both a bath and a separate shower cubicle. Outside, the larger-than-average garden includes both lawn and patio areas, with access to the detached garage and side access to the house. The front of the property features a driveway with parking for two cars. Conveniently located within walking distance of the local park, train station, high street, and two highly sought-after schools, this property is a must-see. Viewing is highly recommended.

 3  1  2  D

Council Tax Band: D



Entrance Hall
11'3 x 6'9

Lounge
20'9 x 10'1

Conservatory
10'2 x 9'7

Kitchen
13'8 x 9'7

Dining Room
12'8 x 9'6

Inner Hall
3'8 x 3'2

Downstairs W.C
4'3 x 2'4

Landing
7'5 x 6'0

Bedroom One
10'9 x 9'4 plus wardrobes

Bedroom Two
13'3 x 9'5

Bedroom Three
8'3 x 7'8

Bathroom
9'6 x 5'3

Garden

North West Facing

Garage
19'0 x 10'2





Viewings

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

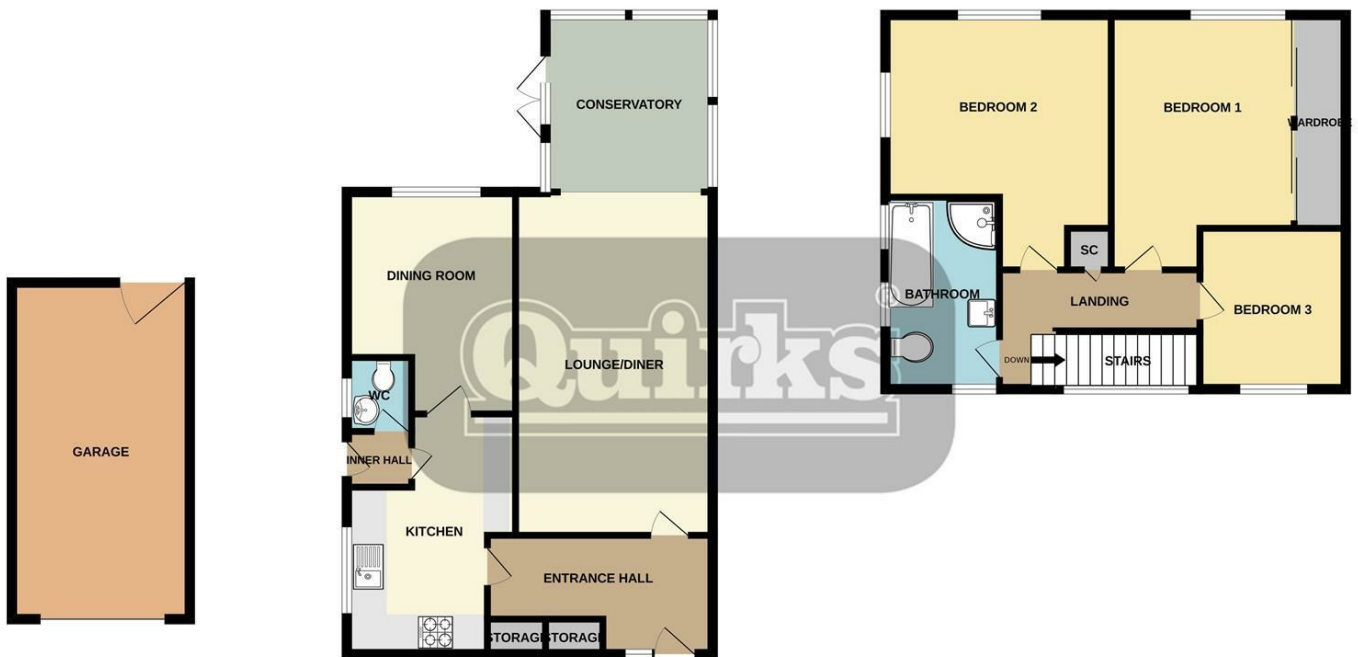
EPC Rating:

D

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			84
(69-80) C		64	
(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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