



6 Rutherford Close, Billericay, CM12 0YR

Offers In Excess Of £395,000

- THREE BEDROOMS
- POPULAR CUL-DE-SAC
- NEARBY SCHOOLS & SHOPS
- SECLUDED GARDEN
- IDEAL FAMILY HOME, IN A QUIET LOCATION
- DETACHED HOME OFFICE / GAMES ROOM
- PARKING FOR UPTO 3 CARS
- MODERN REFITTED BATHROOM
- LIVING ROOM & DINING ROOM
- VAILLANT GAS BOILER INSTALLED IN 2021

Located in a quiet Cul-de-sac location on the popular Queens Park Development, is this well presented three bedroom family home. This property benefits from it's own driveway, providing parking for several vehicles, leading to a converted garage, with power and lighting, double glazed window and side door, making an ideal games room or home office, the up & over door remains should this need to be changed back in the future. Internally there is the advantage of an entrance porch for extra storage space, a lounge to the front aspect opening to the dining room, with access directly to the rear garden. The modern fitted kitchen benefits from integrated oven, hob and extractor fan and spaces for washing machine and fridge, the Vaillant gas boiler was installed in 2021 and benefits from remaining warranty. To the first floor, Bedroom one, has a double built-in wardrobe and separate airing cupboard. There is modern and recently refitted bathroom, with fully tiled walls, low level W.C, wash hand basin, heated towel rail and bath with shower above. Externally the low maintenance and unoverlooked garden provides an excellent entertaining space, with potential to add a conservatory or additional room (subject to planning consent) Situated just a short walk to schools, convenience shops, bus routes and Lake Meadows Park.



Council Tax Band: C



ENTRANCE PORCH

4'3 x 2'8

LIVING ROOM

13'9 x 13'4

DINING ROOM

10'5 x 7'4

KITCHEN

10'4 x 6'3

FIRST FLOOR LANDING

5'11 x 5'8

BEDROOM ONE

10'8 x 8'11

BEDROOM TWO

9'6 x 6'9

BEDROOM THREE

6'10 x 6'6

REFITTED FAMILY BATHROOM

7'8 x 4'8

CONVERTED GARAGE - GAMES ROOM / HOME OFFICE

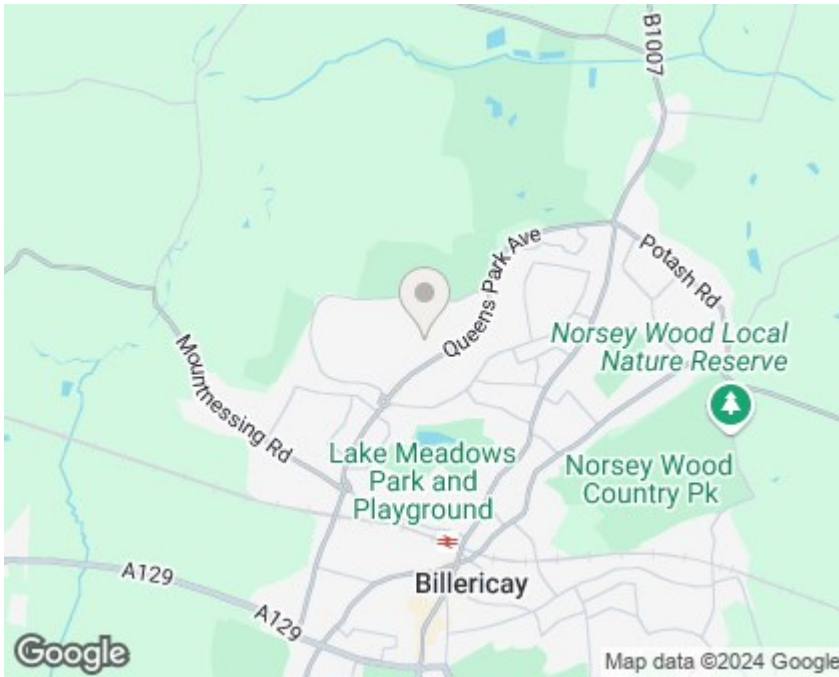
17'2 x 8'3

OWN DRIVEWAY

SECLUDED NORTH WEST FACING REAR GARDEN

40 x 24





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			88
(81-91) B			
(69-80) C			
(55-68) D		63	
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

GROUND FLOOR
476 sq.ft. (44.2 sq.m.) approx.

1ST FLOOR
325 sq.ft. (30.2 sq.m.) approx.



TOTAL FLOOR AREA: 801 sq.ft. (74.4 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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