



## 56 Scrub Rise, Billericay, CM12 9PG

**Chain Free £550,000**

- FOUR BEDROOMS
- 100' SUNNY ASPECT REAR GARDEN
- INTEGRAL GARAGE & GROUND FLOOR W.C
- NO ONWARD CHAIN
- APPROX 1,100 SQ.FT
- MODERN SHOWER ROOM & KITCHEN
- BACKING ONTO FIELDS
- QUILTERS SCHOOL AREA
- SCOPE TO EXTEND (STPP)
- REQUIRING SOME MODERNISATION



Situated in the sought after Quilters area of Billericay, is this spacious four bedroom semi-detached house, being offered for sale with NO ONWARD CHAIN and the advantage of a South facing rear garden, measuring approximately 100ft in depth. This property has an entrance hallway, leading to the ground floor W.C, integral garage and a modern kitchen with side door access. To the rear aspect, is a naturally light lounge / diner with patio doors to the rear garden. To the first floor is a modern refitted shower room, with double width shower cubicle with electric shower, low level W.C, pedestal wash hand basin, chrome heated towel rail and fully tiled walls. Bedroom one overlooks the rear garden and views beyond, with all bedrooms having enough room to accommodate a double bed. Due to the popular location and proximity to Quilters School and Billericay High Street, this property would make an ideal family home.



Council Tax Band: D



**ENTRANCE HALLWAY**

11'1 x 9'10

**GROUND FLOOR W.C**

**INTEGRAL GARAGE**

18'4 x 7'11

**KITCHEN**

11'4 x 7'11

**L-SHAPED LOUNGE / DINER**

19'4 x 18'4 reducing to 9'9

**FIRST FLOOR LANDING**

**BEDROOM ONE**

13'0 x 11'0

**BEDROOM TWO**

12'4 x 8'0

**BEDROOM THREE**

9'9 x 7'10

**BEDROOM FOUR**

9'9 x 7'10

**FAMILY SHOWER ROOM**

8'3 x 4'10

**INDEPENDENT DRIVEWAY**

**SOUTH FACING REAR GARDEN**

100







## Viewings

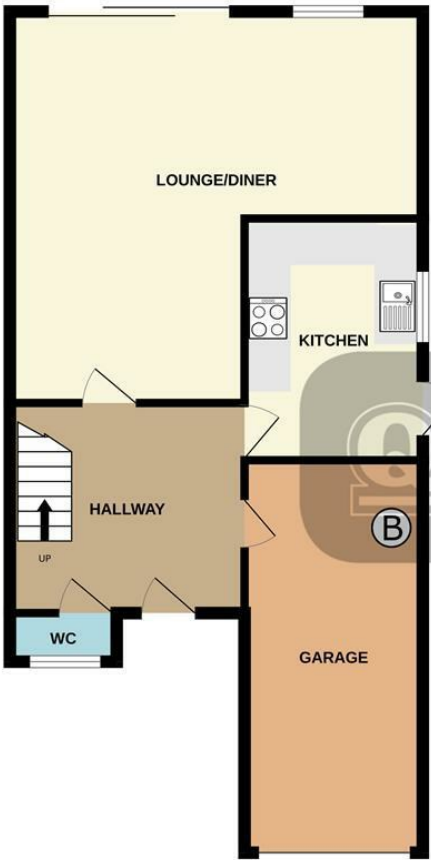
Viewings by arrangement only. Call 01277 626 541 to make an appointment.

## EPC Rating:

D

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		85
(69-80) C		
(55-68) D	57	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

GROUND FLOOR  
648 sq.ft. (60.2 sq.m.) approx.



1ST FLOOR  
543 sq.ft. (50.5 sq.m.) approx.



TOTAL FLOOR AREA : 1192 sq.ft. (110.7 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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