



## 10 Gordon Close, Billericay, CM12 0HX

**Guide Price £500,000**

- CUL-DE-SAC LOCATION
- GARAGE & TWO STORAGE SHEDS
- GROUND FLOOR EXTENSION
- GROUND FLOOR SHOWER & FIRST FLOOR BATH
- CLOSE PROXIMITY TO MAINLINE STATION
- THREE BEDROOMS
- 76FT REAR GARDEN
- BLOCK PAVED DRIVEWAY TO FRONT
- THREE RECEPTION ROOMS
- NEARBY BRIGHTSIDE SCHOOL



Situated in a popular Cul-de-sac, located just 0.7 miles to Billericay Mainline Station and within close proximity of Brightside School, is this extended three bedroom family home. Key features include, a Glow Worm combination gas boiler, electric car charging point, replacement UPVC double glazing and front door. Excellent built in security with 4 external CCTV cameras and Smart controlled home alarm system. The ground floor benefits from a spacious hallway, three reception rooms, with the option to one as a bedroom, which is adjacent to the ground floor shower room. The fitted kitchen has a range of appliances built in, including integrated fridge & separate freezer, four ring gas hob, electric oven and washer / dryer. The first floor has a fully tiled family bathroom, two double bedrooms with built-in and fitted wardrobes, the third bedroom is currently arranged as a dressing room, the free standing wardrobes will remain. Externally the garden is an impressive size, measuring 76ft in depth, with a North West facing aspect. There is a block paved patio, side gate access, garage and two storage sheds.



Council Tax Band: D





**ENTRANCE HALLWAY**

11'8 x 5'6

**KITCHEN**

11'1 x 7'5

**LIVING ROOM**

13'5 x 11'10

**DINING ROOM**

11'1 x 9'9

**FAMILY ROOM / BEDROOM**

9'1 x 8'7

**INNER HALLWAY TO GARDEN**

9'1 x 5'0 reducing to 4'4

**GROUND FLOOR SHOWER ROOM**

6'7 x 2'10

**FIRST FLOOR LANDING**

8'6 x 6'5

**FAMILY BATHROOM**

6'4 x 5'5

**BEDROOM ONE**

11'7 x 9'10

**BEDROOM TWO**

11'2 x 10'9 reducing to 8'10

**BEDROOM THREE**

8'5 reducing to 7'5 x 6'9

**FAMILY BATHROOM**

6'4 x 5'5

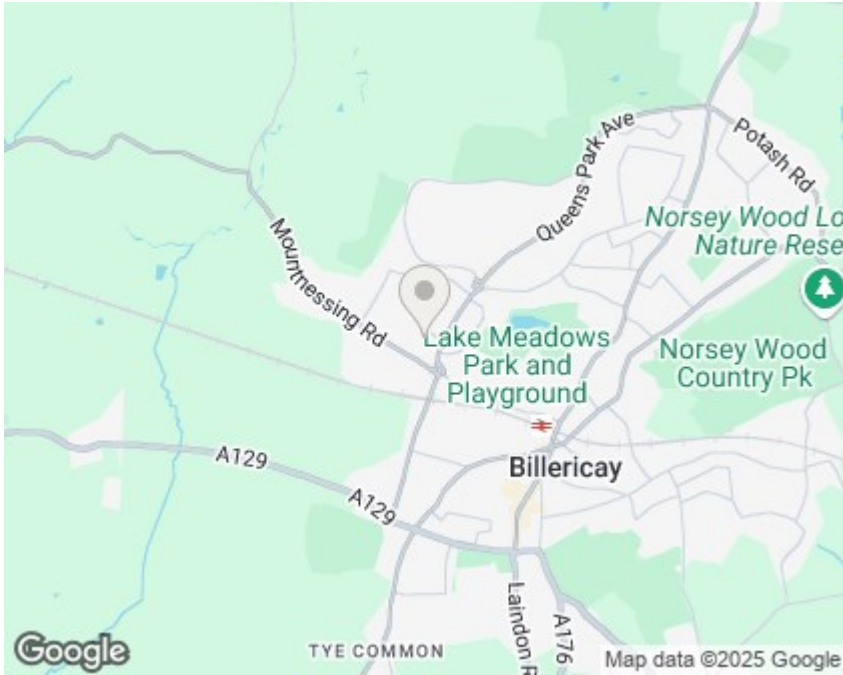
**REAR GARDEN**

76

**BLOCK PAVED DRIVEWAY TO FRONT**

**SHARED ACCESS TO GARAGE**





## Viewings

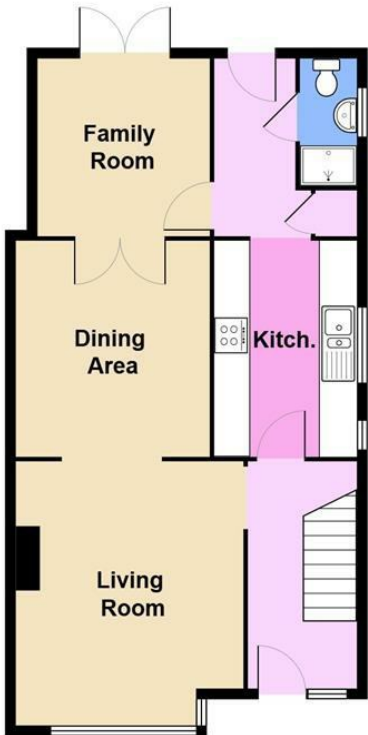
Viewings by arrangement only. Call 01277 626 541 to make an appointment.

## EPC Rating:

D

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		<b>85</b>
(81-91) <b>B</b>		
(69-80) <b>C</b>	<b>66</b>	
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC

**Ground Floor**  
Area: 53.7 m<sup>2</sup> ... 578 ft<sup>2</sup>



**1st Floor**  
Area: 37.7 m<sup>2</sup> ... 406 ft<sup>2</sup>



Total Area: 91.4 m<sup>2</sup> ... 984 ft<sup>2</sup>



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.