



**22 Whitesmith Drive, Billericay, Essex, CM12 0FP**

**Guide Price £372,000**

- SEMI DETACHED
- SPACIOUS LOUNGE
- SEPARATE GARAGE
- CLOSE TO LOCAL GREEN
- NO ONWARD CHAIN
- TWO BEDROOM HOUSE
- GOOD SIZE GARDEN
- PARKING FOR TWO
- WALKING DISTANCE TO STATION

Located in the sought-after area of North Billericay, this two-bedroom semi-detached home offers a fantastic opportunity for buyers looking for a well-presented property with potential to personalise. Recently redecorated throughout, it also benefits from a low-maintenance garden. Upon entering, the hallway provides a useful space for coat hanging and shoe storage. The kitchen is fitted with base and eye-level units, an oven with a gas hob, and space for a washing machine and fridge/freezer, with scope to update to suit individual tastes. The generously sized lounge offers ample space for both a dining table and a seating area, with a single French door leading out to the garden, creating a pleasant indoor-outdoor flow. Upstairs, there are two bedrooms: a spacious master bedroom with built-in wardrobes and a well-proportioned second bedroom. The bathroom features a three-piece suite with a shower over the bath, along with an additional airing cupboard for extra storage. Externally, the property benefits from a driveway providing off-road parking and a detached garage. Conveniently located close to local shops, transport links, and well-regarded schools, this home is being offered with no onward chain, making it an ideal choice for those looking to settle in a desirable location.



Council Tax Band: C



Entrance Hall  
6'7 x 3'6

Kitchen  
8'4 x 8'4

Lounge  
15'3 x 11'8

Master Bedroom  
11'7 x 11'9

Bedroom Two  
12'1 x 5'1

Bathroom  
8'6 x 5'7

Detached Garage

Parking for two cars





## Viewings

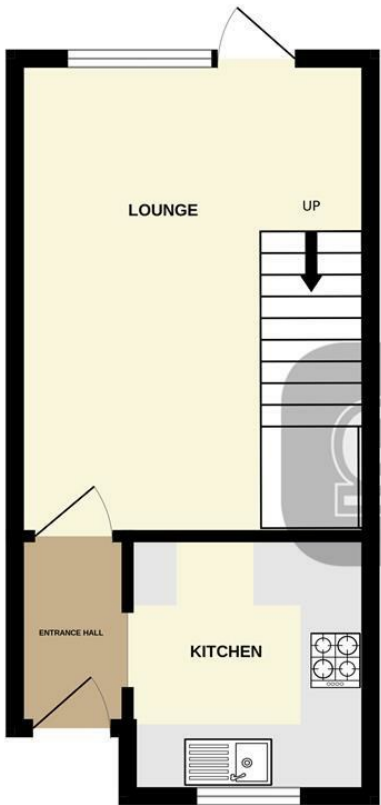
Viewings by arrangement only. Call 01277 626 541 to make an appointment.

## EPC Rating:

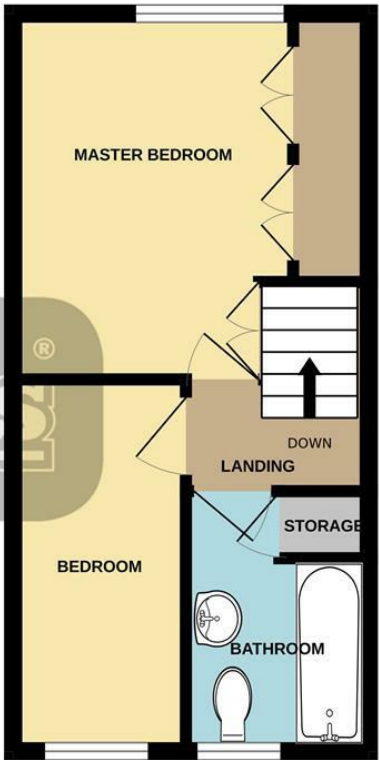
D

| Energy Efficiency Rating                    |                         |           |
|---|-------------------------|-----------|
|   | Current                 | Potential |
| Very energy efficient - lower running costs |                         |           |
| (92 plus) A                                 |                         | 89        |
| (81-91) B                                   |                         |           |
| (69-80) C                                   | 66                      |           |
| (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  
266 sq.ft. (24.7 sq.m.) approx.



1ST FLOOR  
274 sq.ft. (25.4 sq.m.) approx.



TOTAL FLOOR AREA: 539 sq.ft. (50.1 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.  
Made with Metropix ©2025