



**1 Stuart Way, Billericay, CM11 2LJ**

**Guide Price £375,000**

- THREE BEDROOMS
- SCOPE TO EXTEND (STP)
- 23FT LOUNGE / DINER
- DRIVEWAY FOR TWO CARS
- PROBATE GRANTED
- SEMI DETACHED HOUSE
- WRAP AROUND GARDEN
- MODERN BATHROOM
- SEPARATE GARGE
- NO ONWARD CHAIN



Located just a short walk from Sunnymede Primary School, local shops, and convenient bus stops, this charming three-bedroom semi-detached family home presents a fantastic opportunity for modernisation and extension, subject to planning permission. As you approach the property, you are greeted by an elevated entrance with steps leading up to the front door, complemented by a brick-built retaining wall and a stainless steel handrail. The home boasts a unique position with a spacious front garden area featuring a mix of paved and planted sections, offering potential for landscaping. Upon entering, the generous entrance hall provides access to a useful understairs cupboard for additional storage and a downstairs W.C. The open-plan lounge/diner extends the entire length of the house, benefiting from an abundance of natural light through its double-aspect windows. This airy living space also includes a (untested) gas fire, providing a cosy focal point for the room. The kitchen, located at the rear of the property, offers dedicated space for a washing machine and fridge, with the oven and gas hob included in the sale. There is also scope to redesign or extend the kitchen to suit modern family needs. Upstairs, the property comprises three well-proportioned bedrooms. Bedrooms one and two are spacious doubles, while bedroom three is a comfortable single room, perfect for a child's bedroom, home office, or study. The family bathroom has been modernised and now features a contemporary double-length shower cubicle, W.C., and hand basin, while an airing cupboard on the landing provides additional storage. Externally, the generous garden wraps around the rear and side, providing ample space for an extension (subject to planning permission). The garage and adjacent driveway provide off-street parking. The existing garage and driveway also present a fantastic opportunity for redevelopment—whether by incorporating the garage space into the main home, extending above it, or creating a more expansive ground-floor layout. With no onward chain and probate already granted, this home is ready for its next owner to unlock its full potential. Viewing is highly recommended to appreciate all this property has to offer!



Council Tax Band: D





Porch  
7'06 x 3'02

Entrance Hall  
13'3 x 5'6

Lounge / Diner  
23'7 x 11'6

Kitchen  
11'4 x 8'2

Landing  
7'7 x 5'9

Bedroom One  
12'5 x 12'0

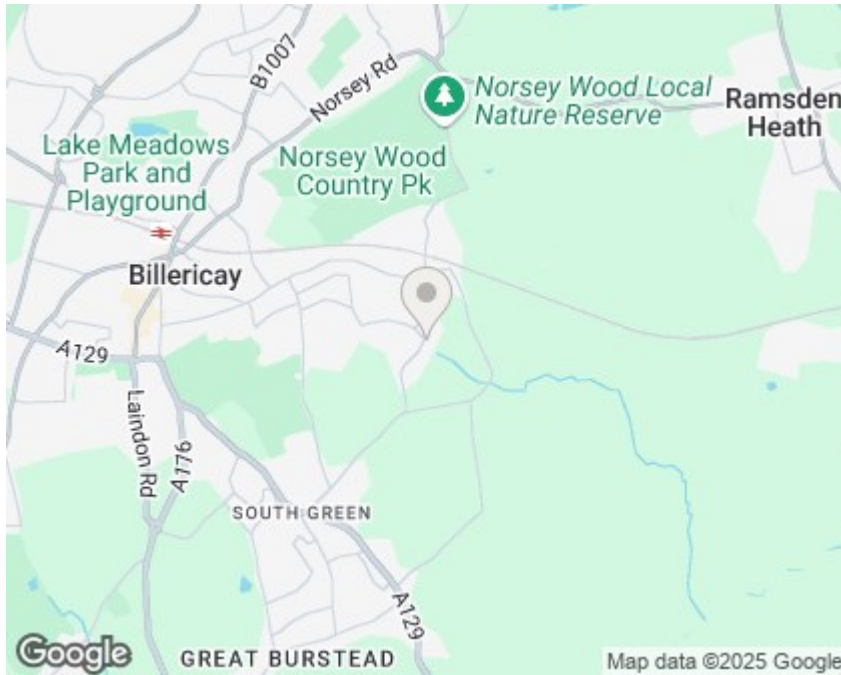
Bedroom Two  
11'2 x 9'2

Bedroom Three  
8'2 x 8'2

Bathroom

Garage





## Viewings

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

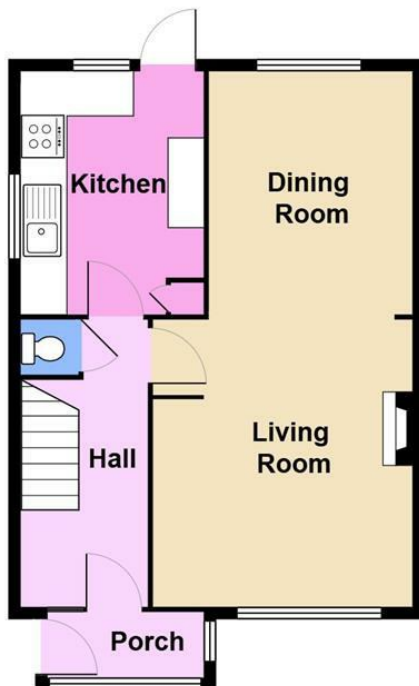
## EPC Rating:

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</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: 40.9 m<sup>2</sup> ... 440 ft<sup>2</sup>



**1st Floor**  
Area: 38.9 m<sup>2</sup> ... 418 ft<sup>2</sup>



**Total Area: 79.8 m<sup>2</sup> ... 858 ft<sup>2</sup>**



AIW Energy Assessors Limited  
Energy Performance Certificate (EPC) Plans  
T: 01277 626 541 E: info@quirks.co.uk

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.