



## 26 Brookside, Billericay, CM11 1DS

**Guide Price £800,000**

- IMMACUATELY PRESENTED
- FOUR BEDROOMS
- REFITTED KITCHEN AND BATHROOMS
- WALK IN WARDROBE
- BUTTSBURY AND MAYFLOWER CATCHMENT
- DETACHED HOUSE
- EXTENDED
- UTILITY ROOM & ENSUITE
- GOOD SIZE REAR GARDEN
- OFF STREET PARKING



Lovingly extended and modernised by the current owners, this four-bedroom detached family home is situated on a sought-after road in Billericay. Upon entering, you are welcomed into a bright and spacious hallway. To the left, the first reception room is currently used as a study but could also serve as a playroom or snug. A conveniently located downstairs toilet is also accessible from the hallway. The heart of the home is the beautifully modern open-plan kitchen, dining area, and lounge. Bi-fold doors provide seamless access to the low-maintenance garden, allowing an abundance of natural light to flood the space. The contemporary kitchen is equipped with appliances, including a range-style oven, six-point gas hob, and space for fridge / freezer. A separate utility room offers additional space for a washing machine and tumble dryer, with side access leading to both the front and rear of the property. The dining area comfortably accommodates an eight-seater table and flows into the lounge, which overlooks the front of the house. Upstairs, there are four generously sized double bedrooms. The current owners have converted the original en-suite in the master bedroom into a spacious walk-in wardrobe, though the plumbing remains in place should the new owner wish to reinstate the en-suite. The second bedroom benefits from an en-suite bathroom, while a stylish family bathroom, featuring a stand-alone bath and rain shower, completes the first floor. The landing is well-lit with modern spotlights on the stairs and offers two useful storage cupboards. Additional features worth noting include a Hive heating system, which controls the boiler, which is less than a year old, and recently redecorated and installed carpets throughout. Externally, the rear garden has been thoughtfully landscaped for low maintenance, featuring a patio area with plenty of space for outdoor furniture and a well-kept lawn. At the front, the property boasts a driveway with space for up to three cars. Ideally located, this home is perfect for families looking to be within the catchment area of two of Billericay's highly regarded schools—Buttsbury Primary School and Mayflower High School.



Council Tax Band: E



Entrance Hall  
16'5 x 5'4

Study  
9'3 x 7'7

Kitchen  
18'1 x 9'6

Dining Area  
13'7 x 9'6

Lounge  
15'8 x 12'3

Utility Room  
7'0 x 5'9

Downstairs W.C  
4'6 x 3'9

Landing  
13'9 x 9'2

Bedroom One  
12'8 x 12'3

Walk in Wardrobe  
7'5 x 6'1

Bedroom Two  
12'3 x 9'2

Ensuite  
6'8 x 4'9

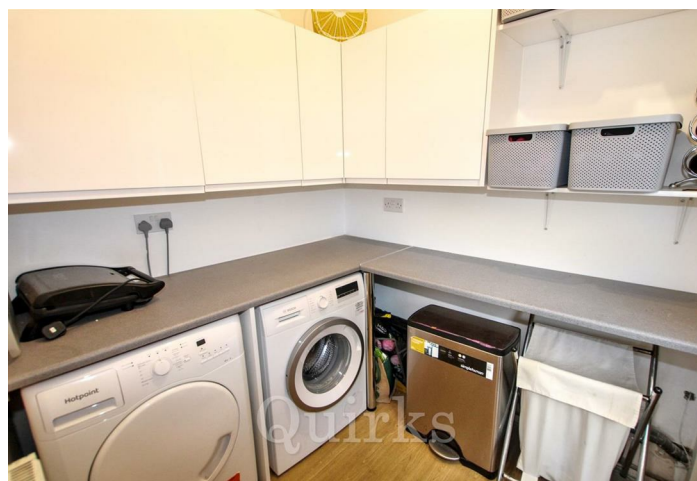
Bedroom Three  
12'0 x 7'0

Bedroom Four  
9'1 x 8'9

Family Bathroom  
11'5 x 11'2

Garden

Driveway with parking for 3







## Viewings

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

## EPC Rating:

C

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		84
(69-80) C	70	
(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	



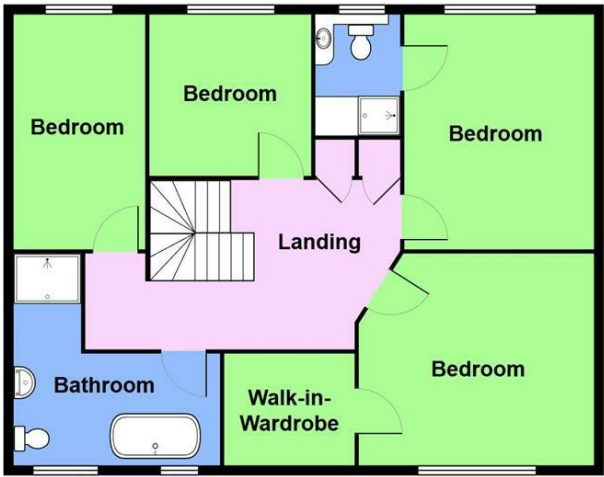
### Ground Floor

Area: 73.2 m<sup>2</sup> ... 788 ft<sup>2</sup>



### 1st Floor

Area: 73.2 m<sup>2</sup> ... 788 ft<sup>2</sup>



Total Area: 146.4 m<sup>2</sup> ... 1576 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.



AIW Energy Assessors Limited  
Energy Performance Certificates / Floor Plans  
T: 01277 626 541 E: info@aiwenergy.co.uk