



8 Fairfield Rise, Billericay, CM12 9NP

No Onward Chain £650,000

- THREE BEDROOMS
- DETACHED DOUBLE- LENGTH GARAGE
- NEARBY QUILTERS SCHOOL
- SOUTH FACING REAR GARDEN
- SPACIOUS TRIPLE ASPECT LIVING ROOM
- 78FT WIDE FRONTAGE
- SCOPE TO EXTEND INTO THE LOFT (STPP)
- NO ONWARD CHAIN
- POTTERTON BOILER INSTALLED IN 2022
- LARGE FAMILY BATHROOM

*** NO ONWARD CHAIN *** Situated in a desirable road in the popular Quilters area of Billericay, this sizeable three bedroom detached bungalow, offers a unique opportunity for downsizers and families looking to put their own stamp on a property, with scope to extend into the large loft area (STPP) The property sits on a 78ft (23.7 meters) wide plot, with a beautifully maintained front garden, independent driveway and a detached double length garage measuring 35'x 12' ft (10.6 x 3.6 meters) giving potential to create further accommodation if required, subject to consent being granted. Internally this well presented bungalow has an entrance hallway with double doors to each side, the light and spacious, triple aspect living room with patio doors, there is a separate dining room (bedroom three) The kitchen / breakfast room is an excellent size, with a range of wall and base level units, freestanding electric cooker, under counter fridge and freezer, tumble dryer and washing machine are available subject to negotiation. All three bedrooms can accommodate double beds, with fitted wardrobes, chest of drawers and bedside cabinets to remain in bedrooms one & two. The family bathroom does require modernisation but has plenty of space for a bath and separate shower if required. The inner hallway provides access to the substantial loft area, housing the Potterton gas boiler, installed in 2022, there is also a fitted pull down ladder. Externally the established front garden, has the potential to create an in & out driveway, with plenty of space to the right hand side of the bungalow, where there is currently a greenhouse and summerhouse for storage, paved patio to the South facing rear garden and pedestrian access to the detached garage. This amazing location is just a short walk to Billericay High Street, Mainline Railway Station, Quilters Infant & Junior School and nearby open countryside.

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Council Tax Band: E



ENTRANCE HALLWAY

13'0 x 6'11 reducing to 5'8

DINING ROOM / BEDROOM THREE

11'2 x 8'5

LIVING ROOM

23'10 x 14'6

KITCHEN / BREAKFAST ROOM

14'8 x 11'6 reducing to 10'9

INNER HALLWAY

BATHROOM

8'3 x 7'0

BEDROOM ONE

11'10 x 9'10

BEDROOM TWO

11'10 x 9'10

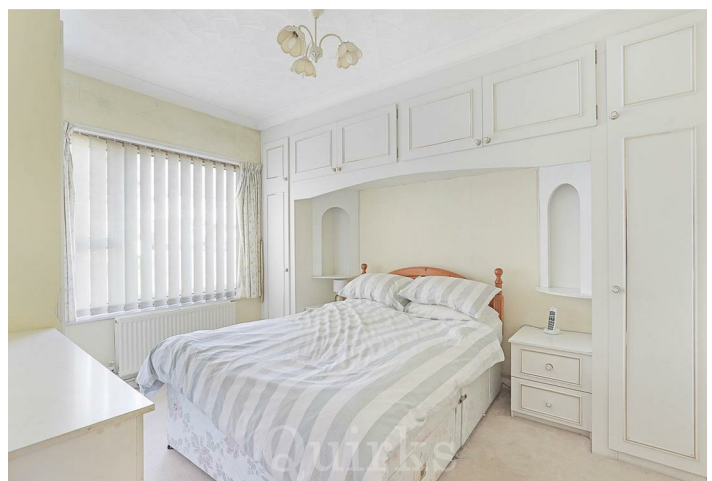
DETACHED DOUBLE LENGTH GARAGE

34'11 x 11'11

LARGE FRONT GARDEN WITH INDEPENDENT DRIVEWAY

SOUTH FACING 'COURTYARD' REAR GARDEN

GREENHOUSE & SUMMERHOUSE





Viewings

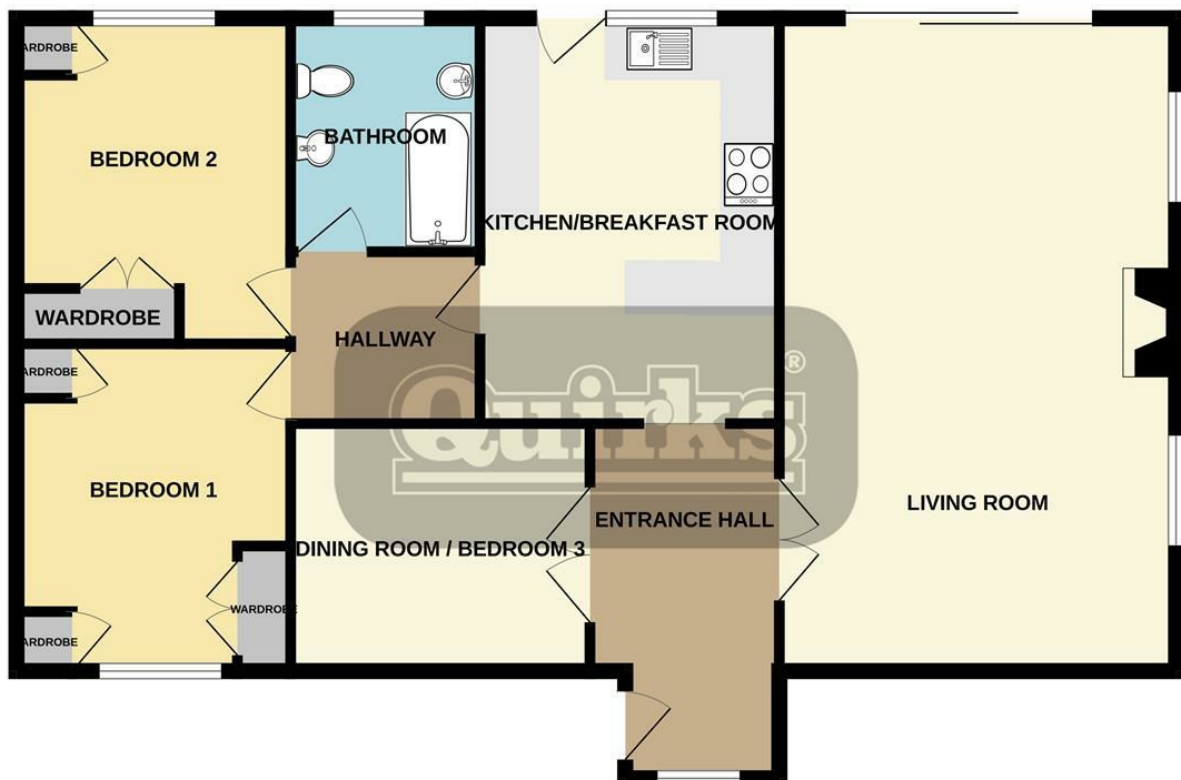
Viewings by arrangement only. Call 01277 626 541 to make an appointment.

EPC Rating:

C

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		83
(69-80) C	69	
(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
1026 sq.ft. (95.3 sq.m.) approx.



TOTAL FLOOR AREA : 1026 sq.ft. (95.3 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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