



5 Redwing Drive, Billericay, CM11 2PG

Offers Over £380,000

- TWO DOUBLE BEDROOMS
- NEARBY MILL MEADOW NATURE RESERVE
- IDEAL FIRST TIME PURCHASE
- ENTRANCE PORCH
- SOUGHT AFTER LOCATION
- LONG DRIVEWAY & GARAGE
- BUILT-IN WARDROBES TO BEDROOM ONE
- SPACIOUS LIVING ROOM
- NO ONWARD CHAIN
- UPVC DOUBLE GLAZING

Offered for sale with NO ONWARD CHAIN, is this two double bedroom, semi-detached house, offering a long independent driveway, garage and low maintenance West facing rear garden, with sandstone paved patio and side gate access. This popular location on the 'Birds' development, is within close proximity of the Mill Meadow Nature Reserve, convenience shops and bus route to Billericay High Street & Mainline Railway Station. The accommodation includes an entrance porch, for coats and shoes, leading to the spacious living room, measuring 17'9 x 12'11, the kitchen / breakfast room is naturally light, overlooking the rear garden, with door access. There is a range of wall and base level units, sink/drain, spaces for fridge, oven and washing machine. To the first floor is a good size landing, leading to the bathroom, with heated towel rail, vanity unit wash hand basin, low level W.C, paneled bath with electric shower above and extensively tiled walls. Bedroom one benefits from full width, built-in wardrobes, bedroom two is also a comfortable double room with built-in storage cupboard.



Council Tax Band: C



ENTRANCE PORCH

5'2 x 4'7

LIVING ROOM

17'9 x 12'11

KITCHEN / BREAKFAST ROOM

12'11 x 8'8

FIRST FLOOR LANDING

8'0 x 4'2

BATHROOM

8'8 x 4'9

BEDROOM ONE

12'11 x 9'11

BEDROOM TWO

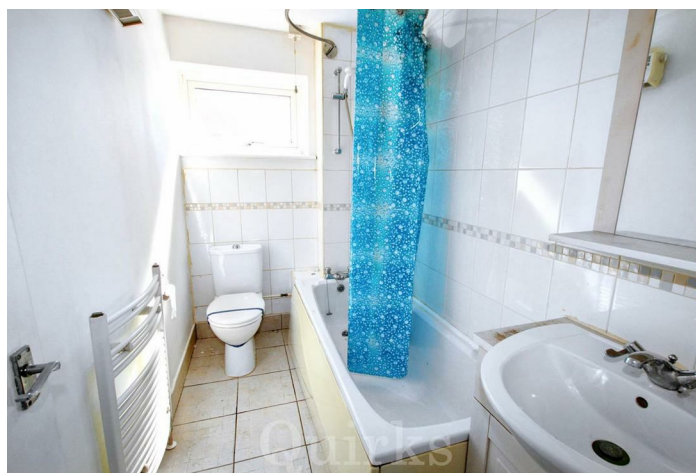
12'11 x 8'8

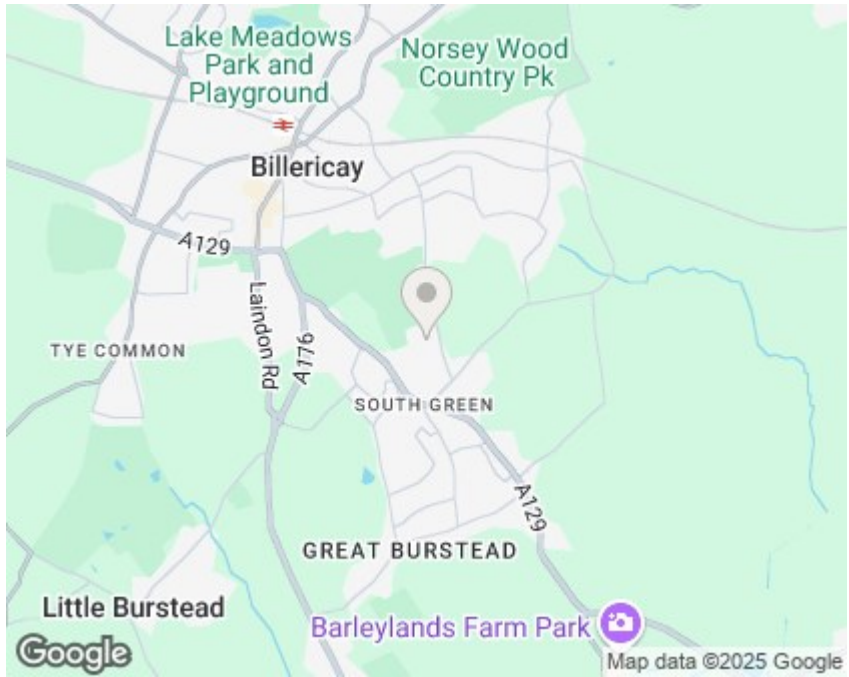
LOW MAINTENANCE REAR GARDEN

25 x 13

GARAGE

OWN DRIVEWAY





Viewings

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

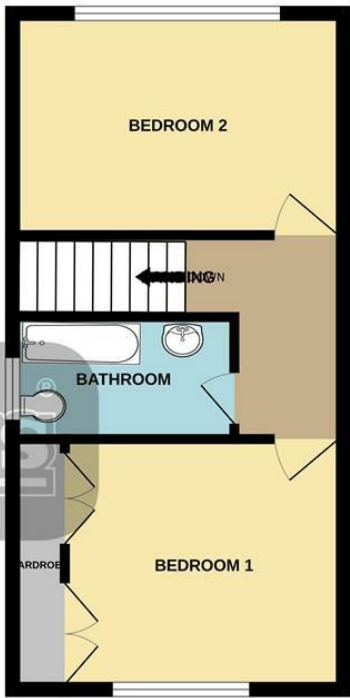
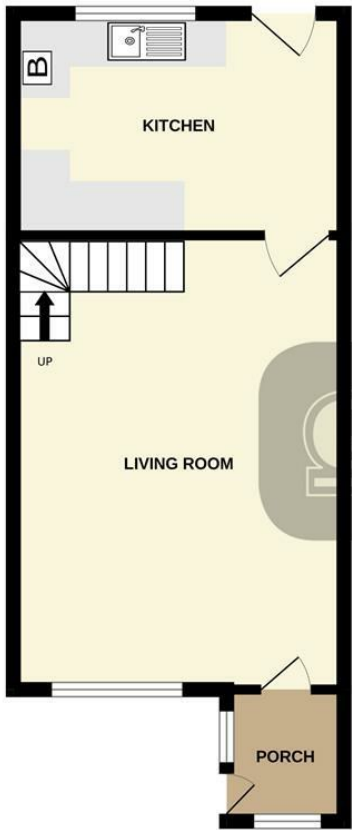
EPC Rating:

C

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		87
(81-91) B		
(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
365 sq.ft. (33.9 sq.m.) approx.

1ST FLOOR
341 sq.ft. (31.7 sq.m.) approx.



TOTAL FLOOR AREA: 706 sq.ft. (65.6 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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