



## 16 Whitesmith Drive, Billericay, CM12 0FP

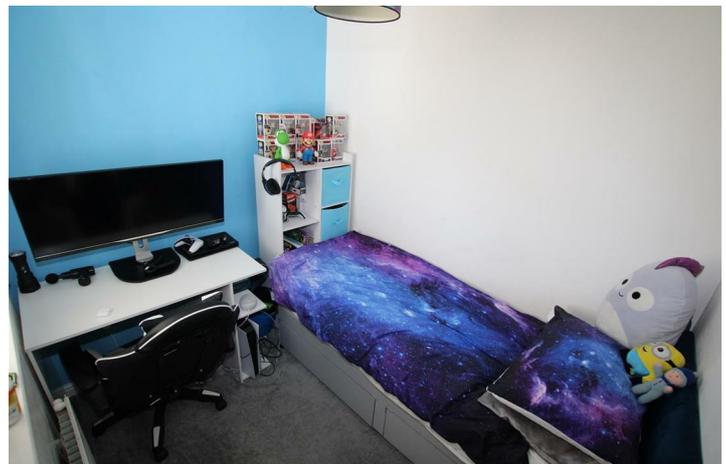
Guide Price £439,999

- THREE BEDROOMS
- GOOD SIZE KITCHEN / DINER
- FITTED WARDROBES
- 1 MILE FROM THE STATION
- ADDITIONAL OFFICE SPACE
- TERRACED HOUSE
- DOWNSTAIRS W.C
- SOUTH WEST FACING GARDEN
- LOCAL GREEN NEARBY
- ALLOCATED PARKING

Situated in the ever-popular Chaucer Court development, this well-presented three-bedroom terraced home offers off-street parking and a desirable south-west facing garden. Upon entering, you're welcomed into a spacious entrance hall, with a convenient downstairs W.C. located to the left. The hallway leads into a generous lounge area, complete with stairs to the first floor. Flowing through from the lounge is the open-plan kitchen/diner, featuring a modern kitchen, space for a six-seater dining table, a recently serviced boiler, and integrated appliances including a slimline dishwasher, fridge / freezer, oven and gas hob with extractor hood above. From here, French doors open out to the sunny south-west facing garden, which begins with a patio area and steps down to a well-maintained lawn. The rear section of the garage has been converted into a versatile office space, complete with power, heating, and room for a desk and additional furniture. The front portion of the garage remains available for storage. Upstairs, you'll find three bedrooms: two well-proportioned doubles, both with built-in storage, and a good-sized single bedroom. The family bathroom is fitted with a three-piece suite and an overhead shower. Further benefits include two off-street parking spaces and a fantastic location within walking distance of the station, local shops, and nearby green spaces.

3 1 1

Council Tax Band:



Entrance Hall

6'1 x 3'4

Downstairs W.C

4'7 x 2'8

Lounge

14'8 x 14'0

Kitchen / Diner

14'7 x 9'4

Landing

8'8 x 3'9

Bedroom One

10'5 x 10'1

Bedroom Two

11'1 x 10'7

Bedroom Three

7'8 x 6'3

Bathroom

6'4 x 6'3

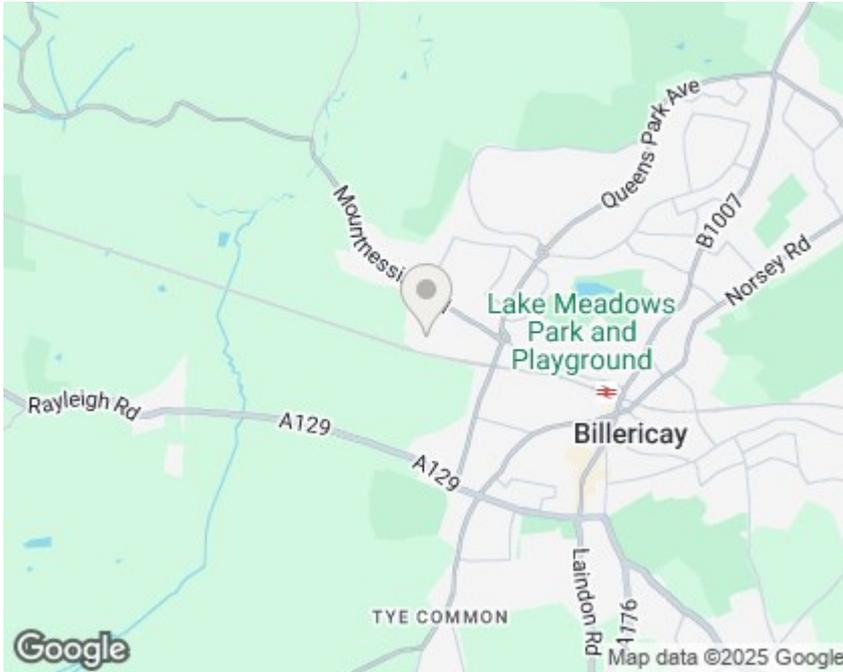
South West Facing Garden

Office

Garage

Parking for two cars





## Viewings

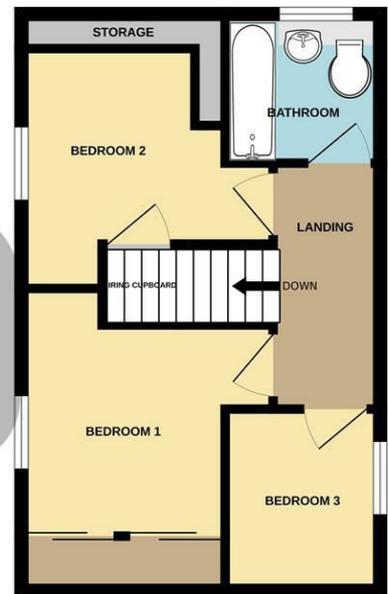
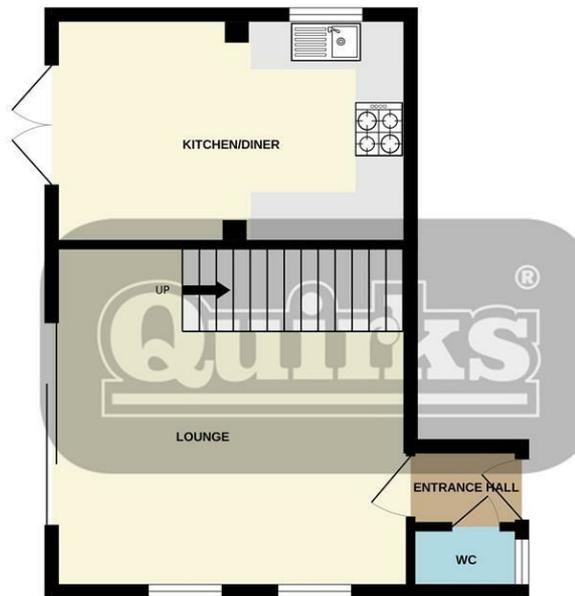
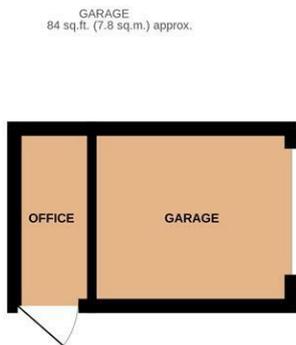
Viewings by arrangement only. Call 01277 626 541 to make an appointment.

## 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			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC 	

GROUND FLOOR  
377 sq.ft. (35.0 sq.m.) approx.

1ST FLOOR  
351 sq.ft. (32.6 sq.m.) approx.



TOTAL FLOOR AREA : 812 sq.ft. (75.4 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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