



95 Church Street, Billericay, CM11 2TS

Guide Price £475,000

- THREE BEDROOMS
- SOUTH FACING GARDEN
- GARAGE
- SOUGHT AFTER LOCATION
- SPACIOUS GARDEN
- SEMI DETACHED BUNGALOW
- CONSERVATORY
- PARKING FOR 2 CARS
- CLOSE TO LOCAL COUNTRYSIDE
- BACKS ON TO FIELDS

This extended three-bedroom semi-detached bungalow is set on a generous plot with a south-facing garden that enjoys beautiful, uninterrupted views over open fields. Located on the edge of Great Burstead, the property offers easy access to Billericay's mainline railway station, with regular fast trains to London Liverpool Street (approx. 30 minutes), and the town's popular High Street, home to a range of amenities including a Waitrose. The area is well-served by local schools for all age groups, and excellent road links are close by, including the A127. To the front, the bungalow features a spacious driveway providing ample off-street parking, along with side access leading to a detached garage at the rear. Internally, the layout includes three well-proportioned bedrooms, a separate W.C., a family bathroom, and a useful storage cupboard off the hallway. The kitchen is bright and functional, with space for appliances, and leads through to a utility room with a door to the garden. The generous lounge/diner opens into a light-filled conservatory that enjoys direct views over the rear garden. While the property offers great potential for updating and personalisation. The rear garden is low maintenance, benefits from a sunny southerly aspect, and backs directly onto open countryside - providing a peaceful and private setting.

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 1

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Council Tax Band: D



Hallway
9'1 x 7'1

Lounge
14'5 x 11'4

Conservatory
14'0 x 9'8

Kitchen
9'0 x 8'6

Utility Room
7'4 x 6'0

W.C
6'4 x 2'3

Bathroom
6'4 x 5'2

Bedroom One
12'5 x 11'7

Bedroom Two
11'4 x 6'9

Bedroom Three / Dining Room
8'6 x 8'4

Garden
approx 60 x 18

Garage
24'7 x 8'3





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) A		
(81-91) B		
(69-80) C		
(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
819 sq.ft. (76.1 sq.m.) approx.



TOTAL FLOOR AREA : 819 sq.ft. (76.1 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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