



110 Meadow Rise, Billericay, CM11 2EF

Offers In Excess Of £475,000

- FOUR DOUBLE BEDROOMS
- GROUND FLOOR SHOWER ROOM
- DRIVEWAY FOR TWO CARS
- ONE MILE FROM BILLERICAY STATION
- SOUTH FACING GARDEN
- TWO RECEPTION ROOMS
- MODERN KITCHEN
- CLOSE TO LOCAL SCHOOL
- GARAGE

Situated less than a mile from Billericay's mainline train station and bustling high street, and just a short walk from the local primary school, is this well-presented four-bedroom semi-detached family home. Upon entering, you're welcomed by a bright and airy entrance hall. To the left is a convenient ground-floor shower room featuring a corner shower cubicle, wash hand basin, and W.C. The hallway leads through to a cosy lounge complete with a feature fireplace (decorative only) and ample space for two sofas. Adjoining the lounge is the dining room, located at the rear of the home, with sliding patio doors that open out to the south-facing garden. Also at the back of the property is the kitchen, with a range of wall and base level units, sink/ drainer, oven, grill and four ring electric hob, spaces for a fridge / freezer, washing machine and dishwasher. Upstairs, a spacious landing gives access to four generously sized double bedrooms. The family bathroom includes a bathtub with an overhead shower, wash hand basin, and W.C. Outside, the south-facing garden begins with a patio area and extends to a well-maintained lawn. To the front, the property benefits from a driveway with space for up to three cars and a garage accessible from the front.



Council Tax Band: D



Entrance Hall
6'9 x 6'7

Shower Room
6'5 x 4'6

Lounge
14'8 x 12'2

Dining Room
12'4 x 9'1

Kitchen
13'0 x 11'0

Stairway
8'2 x 5'9

Landing
13'9 x 5'9

Bedroom One
12'2 x 11'8

Bedroom Two
10'9 x 10'2

Bedroom Three
9'3 x 7'6

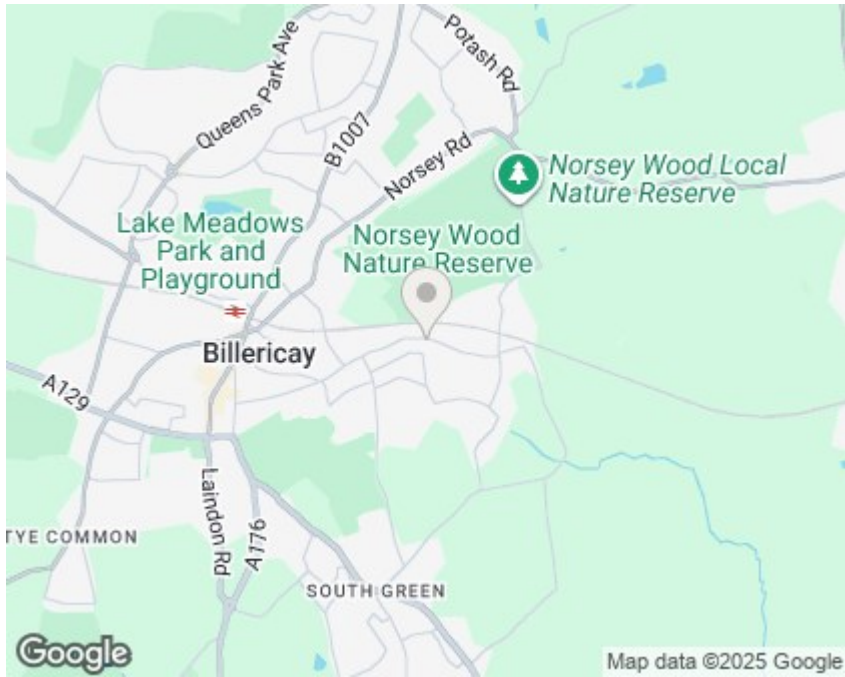
Bedroom Four
11'0 x 8'7

Bathroom
6'2 x 6'1

Garage

Garden 25 x 32





Viewings

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

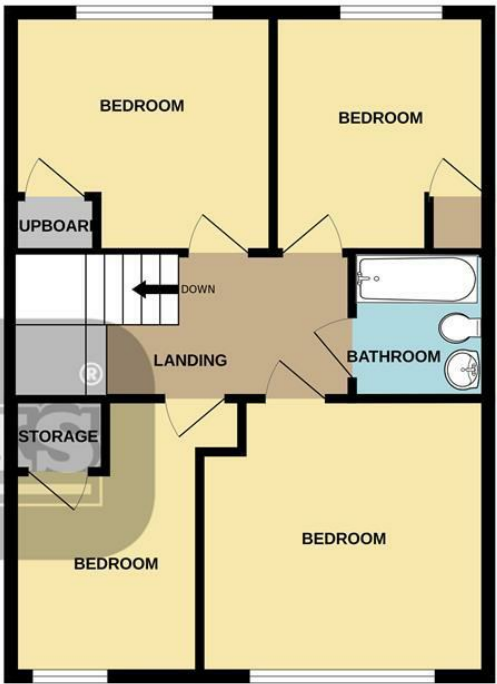
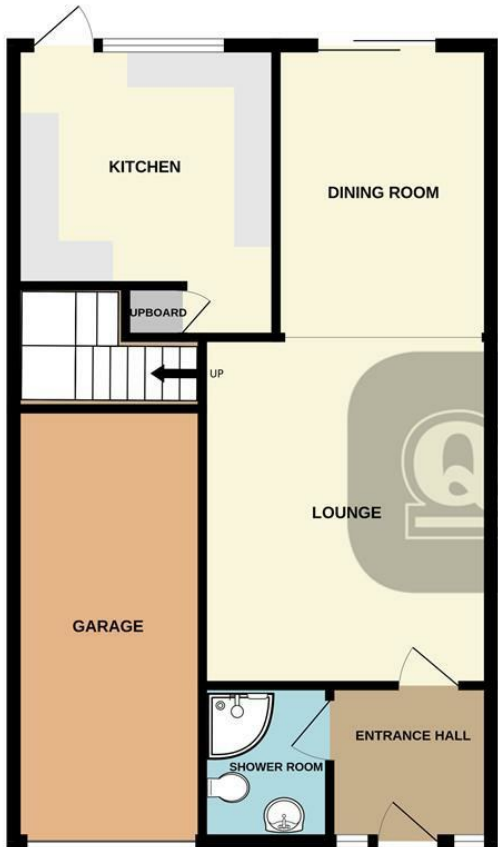
EPC Rating:

D

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		80
(55-68) D	59	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC

GROUND FLOOR

1ST FLOOR



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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