



3 The Willows, Billericay, CM11 2RN

Asking Price £550,000

- DETACHED DOUBLE LENGTH GARAGE
- THREE DOUBLE BEDROOMS
- LARGE ENTRANCE HALLWAY
- QUIET CUL-DE SAC LOCATION
- NEARBY SCHOOLS, SHOPS AND BUS ROUTE
- MODERN BATHROOM
- EXTENDED LIVING ROOM / DINING AREA
- KITCHEN / BREAKFAST ROOM
- RARELY AVAILABLE TO THE MARKET
- NO ONWARD CHAIN

Offered for sale with NO ONWARD CHAIN, is this rare opportunity to acquire a detached, three double bedroom family home, in a secluded cul-de-sac location, within the popular Great Burstead area. This sought after turning is near to convenience shops and schools, with far reaching views over open countryside. The property features off road parking and side gate access, leading to the detached double length garage, measuring 32ft in depth, with electric roller door. The private rear garden has a paved patio area, remainder laid to lawn with a beautiful apple tree. The ground floor front extension provides a large hallway, with built-in storage and ground floor W.C. a good size kitchen / breakfast room, with side door access and triple aspect windows, this room requires modernisation, but also offers great potential to connect up the living space by joining up to the existing rear extension, subject to planning consent. The living room features a central fireplace with gas fire (untested) opening to a naturally light dining area, with two sets of patio doors leading to the rear garden. The first floor landing has loft access with a pull down ladder, there are three double bedrooms on this floor, bedroom one is an impressive size with freestanding wardrobes and side units to remain. Bedroom two overlooks the established rear garden and bedroom three has a built in airing cupboard and fitted wardrobes to remain. The family bathroom has been refitted with a modern white suite, including low level W.C, vanity unit wash hand basin, P-shaped panel bath with shower above, chrome heated towel rail, radiator and fully tiled walls. This is a superb opportunity for a family to put their own stamp on this spacious detached property.



Council Tax Band: E



ENTRANCE HALLWAY

18'8 x 4'10

GROUND FLOOR W.C

4'11 x 2'8

KITCHEN / BREAKFAST ROOM

21'8 x 8'10

LIVING ROOM

19'11 x 11'11

DINING AREA

11'10 x 8'10

FIRST FLOOR LANDING

13'6 x 4'11

BEDROOM ONE

17'8 x 9'5 reducing to 6'1

BEDROOM TWO

12'0 x 10'2

BEDROOM THREE

9'11 x 8'11 reducing to 7'5

MODERN FAMILY BATHROOM

8'10 x 5'8

DETACHED DOUBLE LENGTH GARAGE

32'0 x 8'3

REAR GARDEN

48 x 42

DRIVEWAY





Viewings

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

EPC Rating:

E

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		80
(55-68) D		
(39-54) E	53	
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC



Ground Floor
Area: 65.8 m² ... 708 ft²



1st Floor
Area: 47.0 m² ... 506 ft²

Total Area: 112.8 m² ... 1214 ft²

Whilst every effort has been made to ensure accuracy, measurements of doors, windows and other items are approximate and no responsibility is taken for any error, omission or mis statement. This plan is for illustrative purposes and so only be used as such.



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