



## 25 Brookside, Billericay, CM11 1DS

**Guide Price £760,000**

- FOUR BEDROOMS
- FAMILY HOME
- UTILITY AND LAUNDRY ROOMS
- WRAP AROUND SOUTH FACING GARDEN
- DRIVEWAY FOR 3 CARS
- DETACHED HOUSE
- THREE RECEPTION ROOMS
- INTEGRATED GARAGE
- CORNER PLOT
- ADDITIONAL PARKING TO THE REAR



Situated in a highly sought after location is this four-bedroom detached family home occupies a generous corner plot with a south-facing wrap-around garden. Upon entering, you are greeted by a porch with space for a console table, coat rack, and shoe storage. This leads into a bright hallway that directs you to the kitchen straight ahead, downstairs w.c and the lounge to the right. The lounge features a charming fireplace and an 8ft bay window that allows ample natural light to flood the room. A door from the lounge leads to the sitting area, dining room, and conservatory. The dining room comfortably accommodates an 8-seater table along with additional furniture. The conservatory, a light-filled space, has double French doors that open to the garden. The kitchen is equipped with various floor and eye-level units, a space for a dishwasher, and an integrated hob. Adjacent is the utility room, which includes a sink, garden access, and space for a fridge freezer. There is also a laundry room with space for a washing machine and tumble dryer, along with a cupboard featuring sliding doors. From here, you can access the integral garage, which has an up-and-over door to the front. Upstairs, there are four double bedrooms. The primary bedroom is a large double with dual-aspect windows for plenty of natural light. Bedroom two offers ample built-in storage, while bedrooms three and four are well-appointed. The family bathroom includes a three-piece suite with a large double shower, hand wash basin, and W.C. Externally, the well-maintained garden wraps around the back and side of the house, featuring mature beds surrounding the lawn, a patio area with space for a large table and chairs, and multiple vegetable patches. In addition to this there is a terraced area accommodating further seating. The driveway provides parking for three cars, and the rear of the property offers additional gated access to further parking. This family home is ideally located within the catchment area of two of Billericay's most sought-after schools: Buttsbury Infant and Junior School, and Mayflower Senior School.



Council Tax Band: F





Entrance Hall  
10'1 x 6'5

Downstairs W.C  
5'7 x 2'7

Bedroom One  
13'3 x 12'1

Lounge  
14'7 x 13'1

Sitting Area  
13'9 x 7'8

Kitchen  
12'5 x 10'1

Dining Room  
13'2 x 13'1

Conservatory  
12'8 x 12'4

Utility Room  
6'9 x 5'9

Laundry Room  
7'5 x 7'8

Landing  
15'4 x 5'9

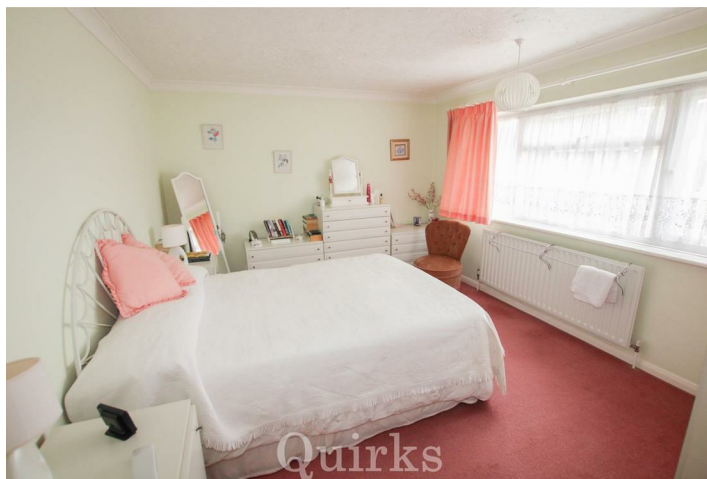
Bedroom Two  
13'3 x 12'1

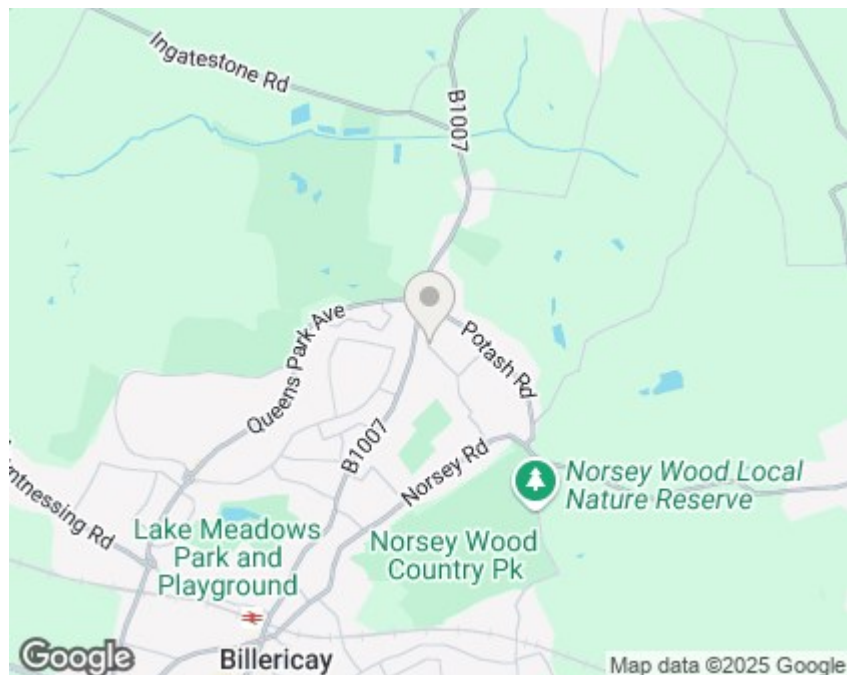
Bedroom Three  
12'3 x 10'8

Bedroom Four  
9'5 x 9'2

Family Bathroom  
13'3 x 6'5

Integral Garage  
19'8 x 7'8





## 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) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>	65	76
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC



Total Area: 171.7 m² ... 1848 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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