



**MORGAN
BROOKES**
ESTATE AGENTS
HELPING YOU GROW



Cornflower Gardens, Billericay



Morgan Brookes believe – This fantastic link-detached property is offered with a no onward chain sale, nestled in the sought-after area of Billericay. Boasting a contemporary living room/dining room, this property is ideal for a family seeking modern living alongside a kitchen with integral appliances, three generous sized bedrooms and a pristine three-piece bathroom suite, ensuring comfortability is paramount.

Our Sellers love - The conservatory flooding the home with natural light, creating a serene space to unwind, accompanied by the extensive rear garden providing ample outdoor space, complemented by a garage and off-street parking for convenience, as well as being within close proximity to local amenities, schools and transport links.

Key Features

- No Onward Chain.
- Link-Detached Family Home.
- 3 Generous-Sized Bedrooms.
- Modern Kitchen with Integral Appliances.
- Conservatory & Extensive Rear Garden.
- Attached Garage & Off-Street Parking.
- Within Catchment To Brightside & Mayflower High School.
- Within Close Proximity To Local Amenities.
- Call Morgan Brookes Today.

**Guide Price £425,000 -
£450,000**

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Cornflower Gardens, Billericay

Entrance

Double glazed panelled door leading to:

Entrance Hall

Storage cupboard, coving to ceiling incorporating inset downlights, carpet flooring, door leading to:

Living/Dining Room

25' 2" x 14' 9" nt 7' 5" (7.66m x 4.49m)

Double glazed bay window to front aspect, radiator, stairs leading to first floor accommodation, coving to ceiling incorporating inset downlights, double glazed panelled door leading to conservatory.

Conservatory

8' 1" x 7' 4" (2.46m x 2.23m)

Double glazed windows to front & side aspects, skylight windows to ceiling, tiled flooring, double glazed French doors leading to rear garden.

Kitchen

9' 5" x 6' 11" (2.87m x 2.11m)

Double glazed window to rear aspect, fitted with a range of base & wall mounted units, roll top work surfaces incorporating stainless steel sink & drainer, four point gas hob, integrated oven, integrated fridge, integrated microwave, integrated dishwasher, tiled walls, coving to ceiling incorporating inset downlights, tiled flooring, double glazed panelled door leading to rear garden.

First Floor Landing

Storage cupboard, coving to ceiling incorporating inset downlights, carpet flooring, doors leading to:

Master Bedroom

13' 9" x 8' 5" (4.19m x 2.56m)

Double glazed window to front aspect, fitted wardrobes, radiator, coving to ceiling incorporating inset downlights, carpet flooring.

Second Bedroom

11' 1" x 8' 5" (3.38m x 2.56m)

Double glazed window to rear aspect, radiator, coving to ceiling incorporating inset downlights, carpet flooring.

Third Bedroom

7' 6" x 5' 11" (2.28m x 1.80m)

Double glazed window to front aspect, radiator, coving to ceiling incorporating inset downlights, carpet flooring.

Family Bathroom

Panelled bath with raised shower system over, shower screen, wash hand basin, low level W/C, tiled walls, tiled flooring.

Rear Garden

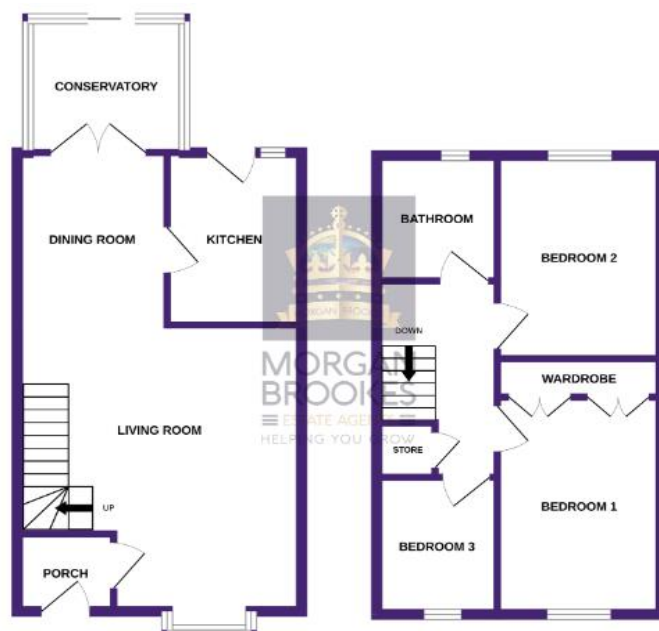
Laid to lawn, mature trees, access to garage, shed to remain.

Garage

Up & over door to front of property, power & lighting, door leading to rear garden.

Front Of Property

Paved driveway providing off-street parking, access to garage, stairs leading to front entrance, remainder laid to lawn.



Local Authority Information

Basildon Borough Council

Council Tax Band: D

01268 755626

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MONEY LAUNDERING REGULATIONS 2003

Intending purchasers will be asked to produce identification and proof of financial status when an offer is received.

We would ask for your co-operation in order that there will be no delay in agreeing the sale.

THE PROPERTY MISDESCRIPTIONS ACT 1991

The Agent has not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for the purpose. A Buyer is advised to obtain verification from their Solicitor or Surveyor. References to the Tenure of a Property are based on information supplied by the Seller. The Agent has not had sight of the title documents. A Buyer is advised to obtain verification from their Solicitor. You are advised to check the availability of this property before travelling any distance to view. We have taken every precaution to ensure that these details are accurate and not misleading. If there is any point which is of particular importance to you, please contact us and we will provide any information you require. This is advisable, particularly if you intend to travel some distance to view the property. The mention of any appliances and services within these details does not imply that they are in full and efficient working order. These particulars are in draft form awaiting Vendors confirmation of their accuracy. These details must therefore be taken as a guide only and approved details should be requested from the agents.

We can refer sellers and buyers to our recommended panel of conveyancers. It is your decision whether you choose to deal with our recommended conveyancers. Should you decide to use our recommended conveyancers you should know that we receive a referral fee between £100.00 & £300.00 from them for recommending you to them.