



Gilmour Rise, Billericay, CM12 9NB  
£550,000

Jenkins  
Property

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Guide price £550,000 - £575,000 set in a prime location close to sun corner in the favourable Quilters area, this delightful three bedroom semi detached house offers a perfect blend of comfort and convenience being close to Billericay High Street and Station making it an ideal location for families and professionals alike. The property boasts a spacious layout, providing ample room for both relaxation and entertaining. With well-proportioned living areas, you will find it easy to create a warm and inviting atmosphere. The house is designed to cater to modern living, ensuring that every corner is both functional and stylish offering plenty of off street parking leading to the attached garage.

The surrounding area is rich in amenities, including shops, popular schools and parks, all within easy reach. Billericay is well-connected to major transport links, making commuting to London and other nearby towns easy. This accessibility, combined with the tranquil environment, makes Gilmour Rise a sought-after location for families and professionals alike.

- Close to High Street
- Parking for Several Vehicles
- Three good size Bedrooms
- Quilters Area
- Garage
- Long Driveway
- Large Garden
- Popular Open Plan Living
- Easy Access to Station
- Ground Floor WC

**Hallway 7'10" x 11'3" (2.39m" x 3.43m")**

**WC**

**Living/Dining Room 11' x 13'6" (3.35m x 4.11m)**

**Kitchen 9'4" x 22' (2.84m" x 6.71m)**

**Landing 13'4" x 3' (4.06m" x 0.91m)**

**Bedroom 12'13 x 9'9" (3.66m x 2.97m")**

**Bedroom 9'5" x 8'6" (2.87m" x 2.59m")**

**Bedroom 7'4" x 9'10" (2.24m" x 3.00m")**

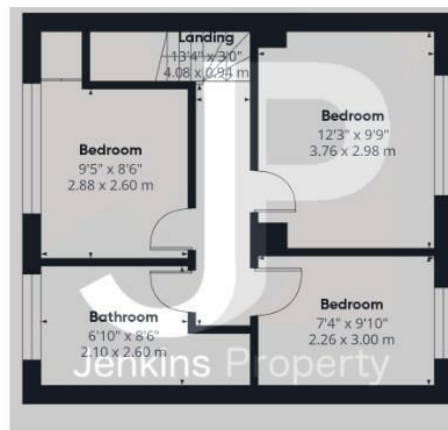
**Bathroom 6'10"x 8'6" (2.08m"x 2.59m")**

**Garage 8'1 x 20' (2.46m x 6.10m)**





Ground Floor



Floor 1



Approximate total area<sup>(1)</sup>

1035 ft<sup>2</sup>

96.1 m<sup>2</sup>

Reduced headroom

5 ft<sup>2</sup>

0.5 m<sup>2</sup>

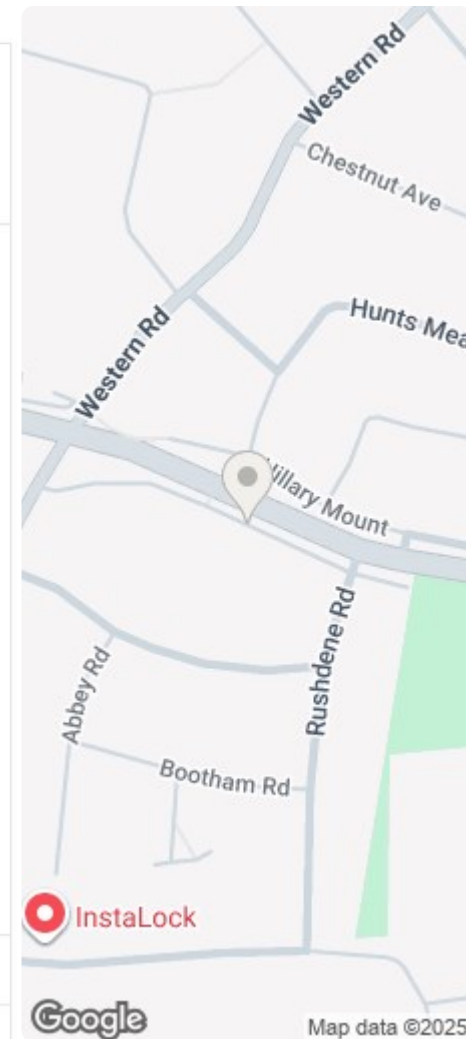
(1) Excluding balconies and terraces

Reduced headroom

Below 5 ft/1.5 m

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

GIRAFFE360



| Energy Efficiency Rating                                        |   | Current                 | Potential |
|-----------------------------------------------------------------|---|-------------------------|-----------|
| Your energy efficient - lower running costs                     |   |                         |           |
| 85-92                                                           | A |                         |           |
| 79-84                                                           | B |                         |           |
| 73-78                                                           | C |                         |           |
| 67-72                                                           | D |                         |           |
| 61-66                                                           | E |                         |           |
| 55-60                                                           | F |                         |           |
| 49-54                                                           | G |                         |           |
| Not energy efficient - higher running costs                     |   |                         |           |
| England & Wales                                                 |   | EU Directive 2002/91/EC |           |
| Environmental Impact (CO <sub>2</sub> ) Rating                  |   | Current                 | Potential |
| Your environmentally friendly - lower CO <sub>2</sub> emissions |   |                         |           |
| 39-45                                                           | A |                         |           |
| 46-47                                                           | B |                         |           |
| 48-49                                                           | C |                         |           |
| 50-51                                                           | D |                         |           |
| 52-53                                                           | E |                         |           |
| 54-55                                                           | F |                         |           |
| 56-57                                                           | G |                         |           |
| Not environmentally friendly - higher CO <sub>2</sub> emissions |   |                         |           |
| England & Wales                                                 |   | EU Directive 2002/91/EC |           |

