Quirk & Partners®

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10 First Avenue, Billericay, CM12 9PT

Offers In Excess Of £450,000

- SOUTH FACING REAR GARDEN
- TWO BEDROOMS
- QUIET LOCATION IN THE QUILTERS AREA
- INDEPENDENT BLOCK PAVED DRIVEWAY
- MODERN BATHROOM
- DOUBLE GLAZED CONSERVATORY
- SCOPE TO EXTEND (STPP)
- NEARBY OPEN COUNTRYSIDE
- BEDROOM ONE WITH FITTED WARDROBES
- RECENTLY DECORATED THROUGHOUT

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Situated in a quiet and popular turning in the Quilters area of Billericay, is this well presented and recently decorated two bedroom bungalow, with South facing rear garden, double glazed conservatory and large block paved driveway. This property has excellent potential to extend, on the ground floor and also into the loft space, planning permission was previously passed in 2020, the previous plans would create two further bedrooms on the first floor, with an en-suite and open plan kitchen / living space. Ideally suited for downsizers and families, the property offers a spacious Master bedroom with fitted wardrobes and second bedroom for guests, this could also be used as a study. There is a modern bathroom, with low level W.C, wash hand basin, paneled bath, with shower above, chrome heated towel rail and built-in airing cupboard. The living room, still retains a chimney, currently covered, but there is the option for the next owner to re-instate the fireplace, this room has plenty of natural light and opens to the kitchen and conservatory, creating a versatile living space and room for dining table and chairs, there are French doors leading to the rear garden. The kitchen has a range of wall and base level units, sink / drainer, integrated oven and electric hob, freestanding fridge / freezer and washing machine to remain, wall mounted combination gas boiler (untested) Externally there is a block paved driveway, for several vehicles, with a wide side access and gated entrance to the rear garden, where there is a paved patio area, flower and shrub borders and storage shed. This desirable location, is just a short walk to the Dukes Head Pub at Little Burstead, Billericay High Street and Quilters Infant & Junior School.

2 1 2 D

Council Tax Band: C







ENTRANCE HALLWAY

BATHROOM
7'3 max x 6'10

BEDROOM ONE
14'11 x 9'6

BEDROOM TWO
9'4 x 7'3

LIVING ROOM
18' x 9'6

KITCHEN
7'11 x 7'3

DINING ROOM / CONSERVATORY
10'5 x 8'10

SOUTH FACING REAR GARDEN
43 x 23

BLOCK PAVED DRIVEWAY FOR SEVERAL VEHICLES









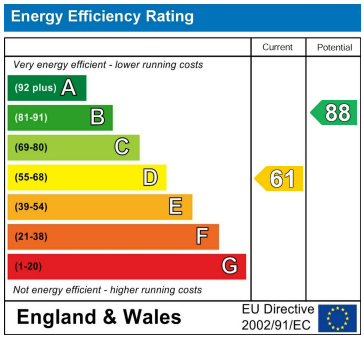


Viewings

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

EPC Rating:

D





Total area: approx. 59.9 sq. metres (645.0 sq. feet)

All measurements have been taken as a guide to prospective buyers only and are not precise. This plan is for illustrative purposes only and no responsibility for any error, omisson or misstatement. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given. Measurements may have been taken from the widest area and may include wardrobe/cupboard space. No guarantee is given to any measurements including total areas. Buyers are advised to take their own measurements.
Floor Plan Drawn According To RICS Guidelines
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First Avenue