





Property Description

The property features a spacious, light-filled lounge and a separate impressive open-plan kitchen/dining room fitted with high-quality Neff appliances, creating the perfect space for everyday living and entertaining. A versatile additional room provides an ideal home office, study or even a forth bedroom, and a separate WC for added convenience.

On the second floor are three generously sized bedrooms, complemented by a family bathroom with both a bath and separate shower.

Accessed from the ground floor there is a the low-maintenance rear garden has been ideal for relaxing and entertaining, while to the rear of the property there is a garage, driveway parking and an EV charging point, all of which can be accessed from the garden.

Offering generous accommodation, excellent transport links and a prime central location, this fantastic home is ideal for families and commuters alike.



Kitchen

20' 8" x 12' (6.30m x 3.66m)

Lounge

14' 7" x 13' 1" (4.45m x 3.99m)

Study/Bedroom 4

9' x 7' 2" (2.74m x 2.18m)

Bedroom One

13' 11" x 9' 10" (4.24m x 3.00m)

Bedroom Two

10' 8" x 9' 8" (3.25m x 2.95m)

Bedroom Three

9' 4" x 8' 2" (2.84m x 2.49m)

Family Bathroom









Total floor area 120.9 m² (1,301 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.propertybox.io

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To view this property please contact Connells on

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96 High Street
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EPC Rating: C

Council Tax
 Band: C

Service Charge:
 1504.63

Ground Rent:
 Ask Agent

Tenure: Leasehold

view this property online connells.co.uk/Property/BCY308395

This is a Leasehold property with details as follows; Term of Lease 189 years from 29 Sep 1972. Should you require further information please contact the branch. Please Note additional fees could be incurred for items such as

1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures, fittings or services and it is in the buyers interest to check the working condition of any appliances.

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