



7 Princes Close, Billericay, CM12 0FJ

Guide Price £525,000

- THREE BEDROOMS
- IMMACULATEDLY PRESENTED
- MODERN KITCHEN AND BATHROOM
- NO ONWARD CHAIN
- GARAGE
- LINK DETACHED
- RECENTLY REDECORATED
- CLOSE TO LOCAL SCHOOLS & PARK
- SOUGHT AFTER LOCATION
- OWN DRIVEWAY

This beautifully presented three-bedroom home has been recently updated and is offered in very good condition, with new carpets, neutral décor and a refurbished garden. The entrance hall leads into a well-proportioned living/dining room of approximately 23ft, featuring sliding doors to the rear garden and a fireplace. Adjacent is the kitchen, fitted with country-style units, wood-effect worktops and tiled flooring. The property also benefits from a ground-floor WC. Upstairs, the main bedroom includes fitted wardrobes and offers ample space. The second bedroom, also a double, has a fitted wardrobe. The third bedroom contains a built-in cupboard along with fitted units and a desk area, making it suitable as a workspace, dressing room or single bedroom. A modern four-piece family bathroom, complete with a separate shower cubicle, completes the first floor. The rear garden has been re-landscaped, starting with an Indian sandstone patio and continuing to a newly laid lawn with shingle borders. A door from the garden gives direct access to the garage, which offers potential for conversion subject to planning permission. A driveway provides off-street parking in front of the garage. The property is situated on the north side of Billericay, within reach of Buttsbury and Mayflower schools and a short walk from Stock Brook Manor Country Club.



Council Tax Band: E



Entrance Hall

Ground Floor W.C

Living Room

22'1 x 11'10

Kitchen

13'9 x 8'6

Landing

Bedroom One

12'5 x 9'4

Bedroom Two

12'5 x 8'4

Bedroom Three

9'11 x 9'3

Bathroom

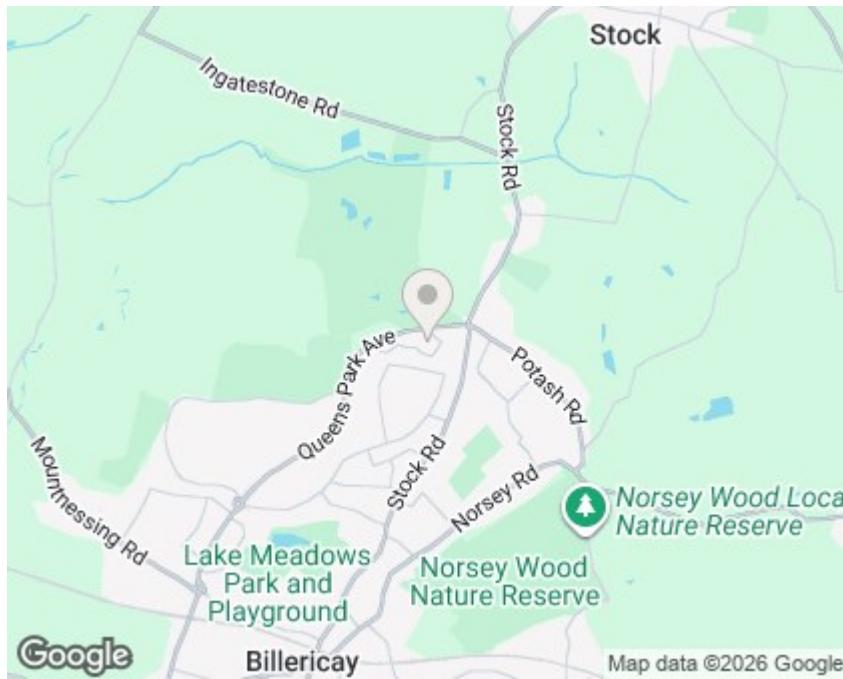
9'4 x 5'10

Garage

16'8 x 8'5

Garden





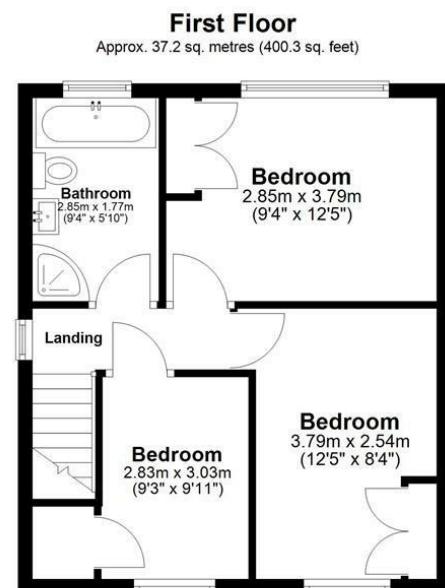
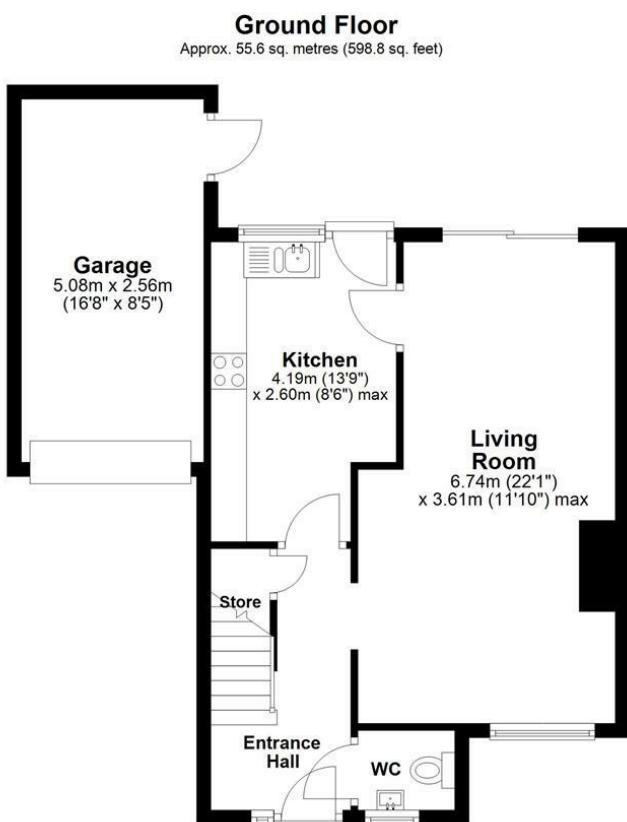
Viewings

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



Total area: approx. 92.8 sq. metres (999.2 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, omission 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.

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