



**OVER 60?**  
Secure this property  
for up to **59% less!**

**Guide Price**  
**£475,000**

**Freehold**

4x 1x 1x

**Meadow Rise, Billericay,  
Essex, CM11**

 **DOUGLAS  
ALLEN**  
Helping you move forwards



## Main features

- Semi detached house
- Four good sized bedrooms
- Open plan lounge/dining area
- Southerly facing rear garden
- In catchment to local well regarded schools
- Well located for all amenities such as Billericay high street and train station

## Accommodation

### GROUND FLOOR

Entrance Hallway : 6'9 x 6'7 (2.06m x 2.01m)  
 Shower Room  
 Lounge: 14'8 x 12'2 (4.47m x 3.71m)  
 Dining Area: 12'4 x 9'1 (3.76m x 2.77m)  
 Kitchen : 13'0 x 11'0 (3.97m x 3.36m)

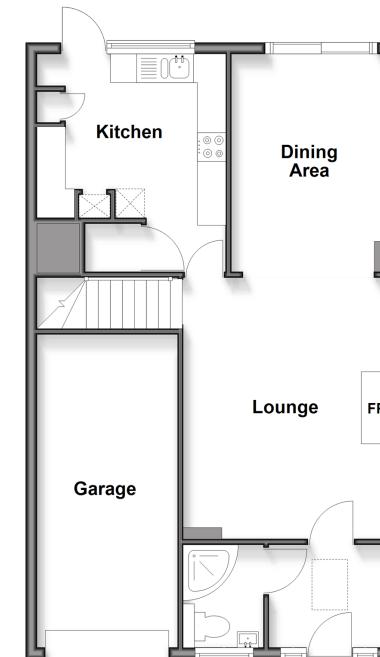
### FIRST FLOOR

Landing  
 Bedroom 1: 12'2 x 11'8 (3.71m x 3.56m)  
 Bedroom 2: 10'9 x 10'2 (3.28m x 3.10m)  
 Bedroom 3: 9'3 x 7'6 (2.82m x 2.29m)  
 Bedroom 4: 11'0 x 8'7 (3.36m x 2.62m)  
 Bathroom

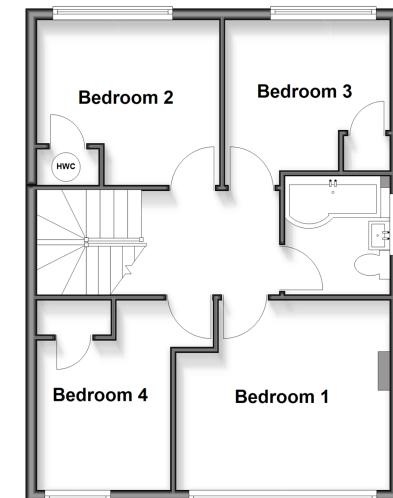
### OUTSIDE

Garage  
 Rear Garden  
 Driveway Parking

**Ground Floor**  
 Approx. 64.0 sq. metres (688.6 sq. feet)



**First Floor**  
 Approx. 50.7 sq. metres (545.3 sq. feet)



Call Billericay - 01277 631377 ■ [douglasallen.co.uk](http://douglasallen.co.uk)

- Legal advice should be taken to verify fixtures/fittings, planning, alterations and/or lease details
- Appliances & services are untested, dimensions are approximate and floor plans are not to scale
- Through a Homewise Home For Life Plan people aged 60+ can secure this property for up to 59% less, by purchasing a Lifetime Lease



CURRENT:  
 D(59)

POTENTIAL:  
 C(80)



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