



9 Talisman Walk, Billericay, CM11 1EE

Asking Price £475,000

- FOUR BEDROOMS
- LIVING ROOM WITH LOG BURNER
- GARAGE WITH POWER & LIGHTING
- GROUND FLOOR W.C & BATHROOM
- QUIET WALKWAY POSITION
- MODERN OPEN PLAN KITCHEN / DINER
- SOUTH WEST FACING REAR GARDEN
- NEARBY BUTTSBURY & MAYFLOWER SCHOOLS
- WELL PRESENTED THROUGHOUT
- OVER 1,100 SQ. FT OF ACCOMMODATION

An immaculately presented four bedroom family home, with a modern open plan kitchen / diner, including Neff integrated induction hob, microwave / oven and grill, Bosch slimline dishwasher and washing machine, space for American style fridge / freezer, Quooker hot tap and quartz worksurfaces and splash backs, breakfast bar and plenty of built-in storage, the dining area has double glazed doors opening to the South West facing rear garden. The 16ft square living room, has a large window to the front aspect with fitted shutters and a log burning stove, plus custom made built-in understairs storage space. The ground floor also has the benefit of an entrance porch and W.C. The first floor offers a part galleried landing with access to the loft and a built-in airing cupboard. There are four spacious bedrooms with fitted shutters and a modern, fully tiled family bathroom with paneled bath and electric shower above. Externally the house has side and rear gated access to the rear garden, enjoying a sunny aspect also with the benefit of a storage shed and garage with power and lighting. Talisman Walk is a quiet walkway position on the Bridles Development, perfectly suited for families, the property is located within walking distance of Buttsbury and Mayflower Schools, convenience shops and Norsey Woods Nature Reserve.

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Council Tax Band: D



ENTRANCE PORCH

5'6 x 3'5

GROUND FLOOR W.C

5'4 x 2'7

LIVING ROOM

16'9 x 16'5

MODERN KITCHEN / DINER

16'9 x 12'2

FIRST FLOOR LANDING

11'0 x 6'5

BEDROOM ONE

13'2 x 9'10

BEDROOM TWO

9'10 x 8'

BEDROOM THREE

9'10 x 8'

BEDROOM FOUR

9'10 x 6'7

FAMILY BATHROOM

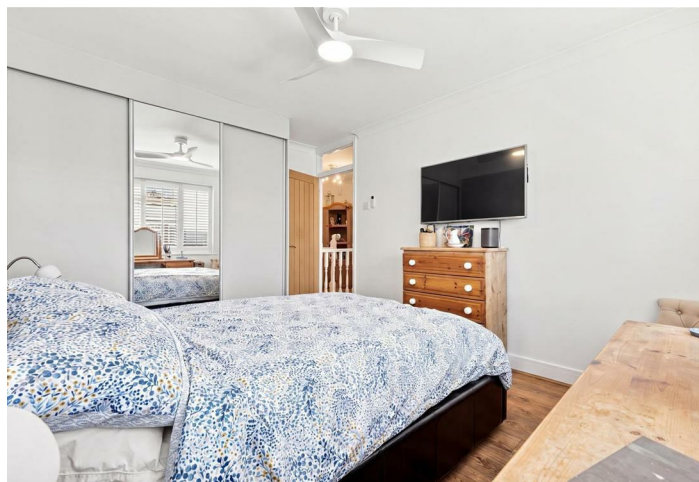
6'7 x 5'

SOUTH WEST FACING REAR GARDEN

45 x 21

GARAGE

15'4 x 8'3





Viewings

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

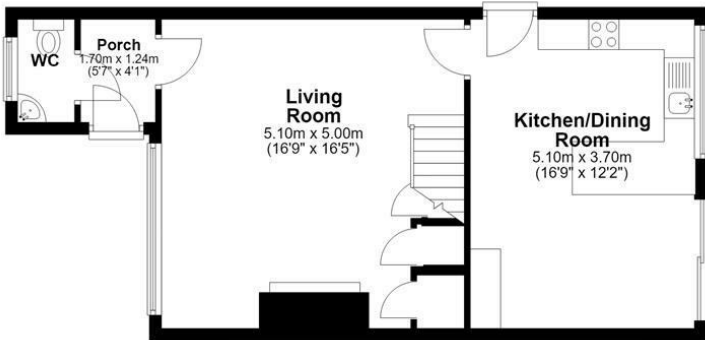
EPC Rating:

D

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		79
(55-68) D	67	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC

Ground Floor

Approx. 48.9 sq. metres (526.6 sq. feet)



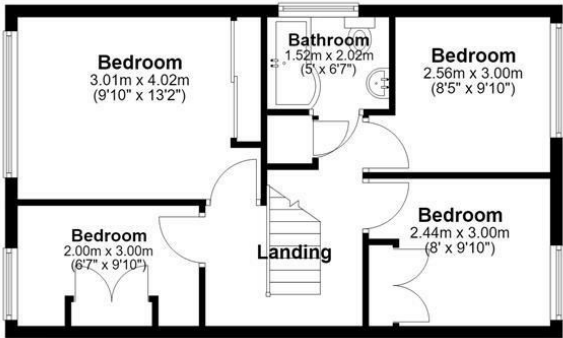
Outbuilding

Approx. 11.7 sq. metres (126.4 sq. feet)



First Floor

Approx. 44.9 sq. metres (483.4 sq. feet)



Total area: approx. 105.6 sq. metres (1136.3 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.

Floor Plan Drawn According To RICS Guidelines

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Talisman Walk