



## 80 Salesbury Drive, Billericay, CM11 2JH

Offers In Excess Of £350,000

- GROUND FLOOR W.C
- OFF ROAD PARKING FOR 2 CARS
- CLOSE PROXIMITY TO SCHOOLS
- NEARBY SHOPS
- SPACIOUS FAMILY HOME
- MODERN KITCHEN & BATHROOM
- 55FT REAR GARDEN
- THREE BEDROOMS
- LARGE ENTRANCE HALLWAY
- POPULAR SUNNYMEDE AREA

A spacious family home in the popular Sunnymede area, with block paved driveway, providing off road parking for two cars, modern kitchen with garden access, integrated dishwasher, oven and 4 ring gas hob, stainless steel extractor hood, butlet sink and space for fridge / freezer. The living room is to the front aspect, with ample room for sofas and a dining table., the ground floor also offers a large hallway and ground floor W.C. The first floor landing leads to a modern family bathroom, with built-in airing cupboard, paneled bath with shower above, heated towel rail, vanity unit wash hand basin and low level W.C. There are two sizeable double bedrooms and third single bedroom with built-in storage. Externally the rear garden measures an impressive 55ft in depth, with side gate access, storage shed, paved patio and raised lawn, with extensive decking area to the rear boundary, creating an excellent outdoor entertaining space. This property is well suited for families, being within walking distance of schools, convenience shops, nearby bus route and Billericay Mainline Station.



Council Tax Band: C



**ENTRANCE HALLWAY**

15'1 x 4'7

**GROUND FLOOR W.C**

5'5 x 3'3

**INNER HALLWAY**

6'6 x 6'2

**LIVING ROOM**

15'10 x 12'4 reducing to 8'6

**MODERN KITCHEN**

11'11 x 8'3

**FIRST FLOOR LANDING**

7'3 x 2'10

**BEDROOM ONE**

14'1 x 9'8 reducing to 8'4

**BEDROOM TWO**

11'6 x 9'1

**BEDROOM THREE**

10'7 x 6'0

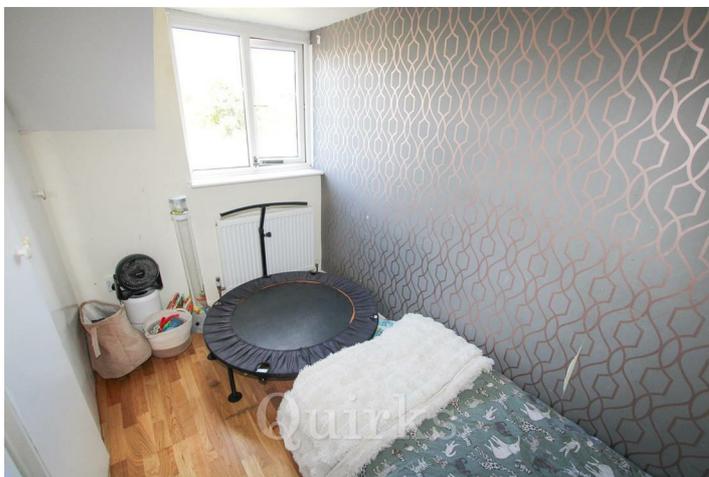
**FAMILY BATHROOM**

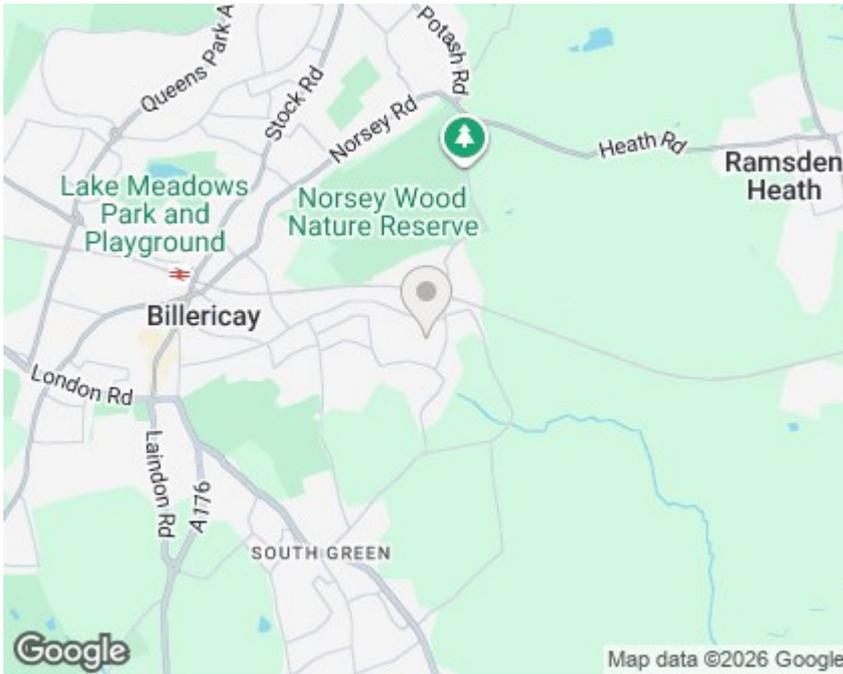
8'3 x 8'1 max

**REAR GARDEN**

55 x 20

**OFF ROAD PARKING FOR TWO CARS**





## 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			87
(69-80) C			
(55-68) D		60	
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

GROUND FLOOR  
446 sq.ft. (41.5 sq.m.) approx.



1ST FLOOR  
383 sq.ft. (35.6 sq.m.) approx.



TOTAL FLOOR AREA : 829 sq.ft. (77.0 sq.m.) approx.

This floor plan is for illustrative purposes only. All representations including measurements, doors, windows and fixtures are approximate and NOT TO SCALE. The total floor area includes all floor space associated with the property including garages and outbuildings as depicted. No appliances or services are confirmed as included or tested.

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