



QuirksQuirksQuirks

## Penryn Crays Hill, Billericay, CM11 2XJ

**Asking Price £450,000**

- THREE BEDROOMS
- REFITTED BATHROOM
- OWN DRIVEWAY
- LIVING ROOM WITH FEATURE FIREPLACE
- NO ONWARD CHAIN
- MODERN KITCHEN / DINING ROOM
- NEW COMBINATION GAS BOILER
- WEST FACING REAR GARDEN
- VILLAGE LOCATION NEAR SHOPS
- RECENTLY REFURBISHED BUNGALOW

108a High Street, Billericay, Essex, CM12 9BY  
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<http://www.quirkandpartners.co.uk>

Situated in the popular Crays Hill Village, close to shops, is this freshly renovated three bedroom semi-detached bungalow, with an independent driveway, providing off road parking for several vehicles, a 26ft long attached garage and West facing rear garden. The property has a sizeable entrance hallway, with loft access, leading to the new combination gas boiler, this storage space provides the potential to add further bedrooms and a bathroom if required, subject to planning consent being granted. There are two double bedrooms and a single bedroom / study, with a modern refitted bathroom, the suite includes a paneled bath with rainfall shower above, vanity unit wash hand basin, low level WC and heated towel rail. This deceptively spacious bungalow benefits from a rear extension, creating a modern and naturally light kitchen/breakfast room, with newly installed wall and base level units, integrated fridge / freezer, oven, electric hob, washing machine and dishwasher, patio doors lead to the low maintenance garden. There is a separate living room has a feature fireplace (untested) with plenty of room for a dining table. There is ample storage space with the attached garage and utility area, with power and plumbing for additional appliances if needed. In addition the property has new carpeting to all bedrooms and light oak LVT flooring throughout the remainder of the rooms. Offered for sale with the advantage of NO ONWARD CHAIN.

 3

 1

 2

 D

Council Tax Band: D







**ENTRANCE HALLWAY**

18'7 x 3'6 reducing to 2'9

**KITCHEN / DINING ROOM**

29' x 8'7 reducing to 6'9

**LIVING ROOM**

**BEDROOM ONE**

11'8 x 11'1

**BEDROOM TWO**

11'2 x 11'0

**BEDROOM THREE**

8'1 x 6'7

**REFITTED BATHROOM**

7'1 x 6'6

**UTILITY AREA**

10'1 x 8'1

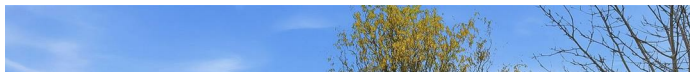
**ATTACHED GARAGE**

26'1 x 7'9

**LOW MAINTENANCE WEST FACING REAR GARDEN**

31 x 25 max

**INDEPENDENT DRIVEWAY FOR SEVERAL VEHICLES**







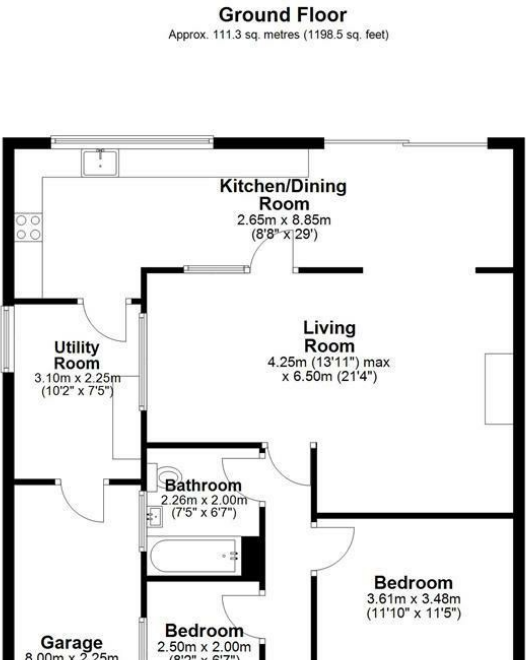
# Viewings

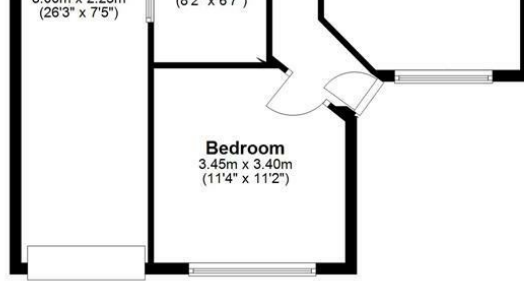
Viewings by arrangement only. Call 01277 626 541 to make an appointment.

## 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	58	75
(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. 111.3 sq. metres (1198.5 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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