ASHTON WHITE
Leading the way home

17 Brompton Close, Billericay CM12 0YN

£395,000

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EXCELLENT STARTER HOME!! GREAT POTENTIAL!!** An excellent opportunity for those seeking their FIRST PURCHASE or alternately an INVESTMENT property to acquire this much loved two bedroom semi-detached house, located on the ever popular Queens Park development and available to the market with NO ONWARD CHAIN.

This well presented home occupies an elevated position in a quiet cul-de-sac with the benefit of off street parking and also with space to the side to add a single or double storey extension.

Planning consent was in fact granted in 2009 (Ref 09/00245/FULL) for a two storey side extension which could feasibly be reactivated, subject to the usual procedures being adopted.

The well presented accommodation currently offers an entrance hallway leading to the modern fitted kitchen with granite working surfaces and integrated appliances. The lounge to the rear is of good size and leads to a very pleasant double glazed Victorian style conservatory overlooking the rear garden.

Up on the first floor, there are two double bedrooms and a very nice modern bathroom.

Local shopping facilities at Queens Park are conveniently located within a short walk and Billericay station is just over 1.2 miles.

HALLWAY
10'11 x 5'8 (3.33m x 1.73m)

KITCHEN
11'4 x 6'0 (3.45m x 1.83m)

LOUNGE
13'8 x 11'10 (4.17m x 3.61m)

CONSERVATORY
10'3 x 9'9 (3.12m x 2.97m)

BEDROOM ONE
11'10 x 8'11 (3.61m x 2.72m)

BEDROOM TWO
9'0 x 8'8 (2.74m x 2.64m)

BATHROOM
6'2 x 5'7 (1.88m x 1.70m)

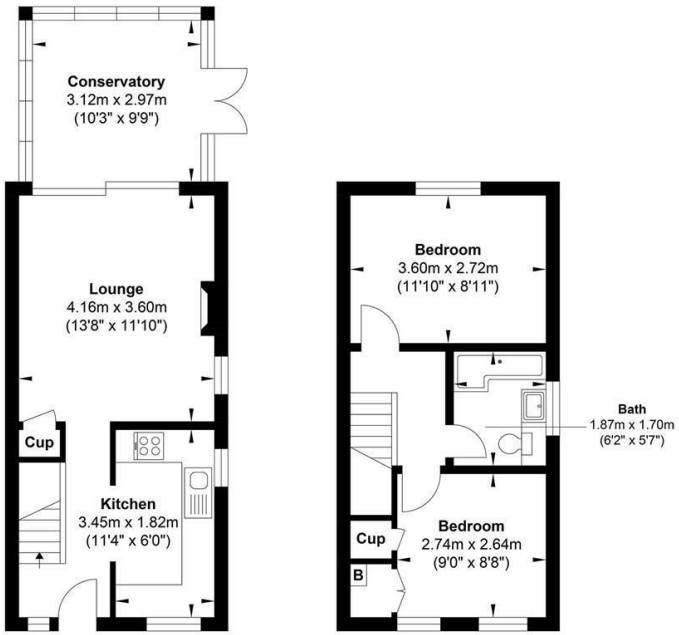
OFF STREET PARKING

DELIGHTFUL REAR GARDEN

POTENTIAL TO EXTEND TO SIDE (S.T.P.P.)

NO ONWARD CHAIN

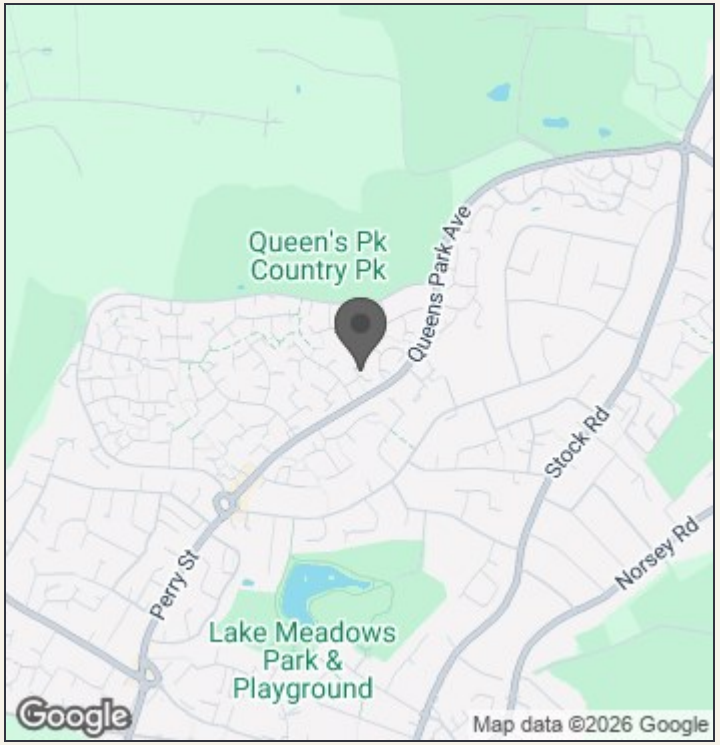
CLOSE TO SHOPPING FACILITIES AT QUEENS PARK.

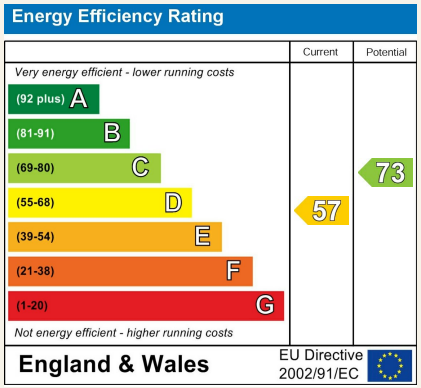


Ground Floor **First Floor**

Gross Internal Floor Area : 65.86 m2 ... 708.91 ft2

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.





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