



Connells

Arundel Mews  
Billericay



### Property Description

Forget standard apartments - this freehold semi detached house offers the independence and outdoor space that first time buyers and downsizers truly crave. Located in a quiet mews in the heart of Billericay this home is a rare find that combines modern open plan living with the security of a private garden and a garage.

Presented in good condition with a neutral, airy feel this is your chance to move in and start styling immediately without any major DIY. The lounge and kitchen area is designed for modern life, perfect for entertaining friends or relaxing after a long day. Unlike many starter homes you have a private rear garden, your personal space for summer BBQs, morning coffee or even a spot of gardening. Includes a garage en-bloc, providing that essential extra space for a car, bikes or gym equipment. Perfectly positioned for Billericay's vibrant High Street and rail links, offering a peaceful retreat that's still connected to everything you need.



## Kitchen / Lounge

17' 11" x 13' ( 5.46m x 3.96m )

## Bedroom

13' 8" x 10' 11" ( 4.17m x 3.33m )

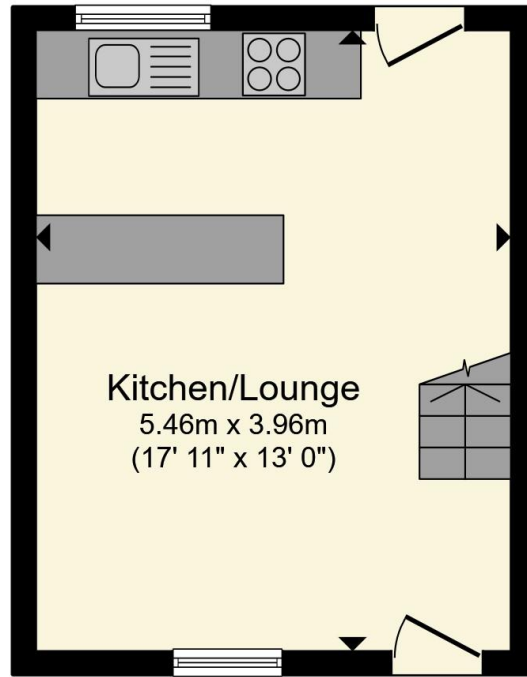
## Bathroom

7' 1" x 6' 7" ( 2.16m x 2.01m )

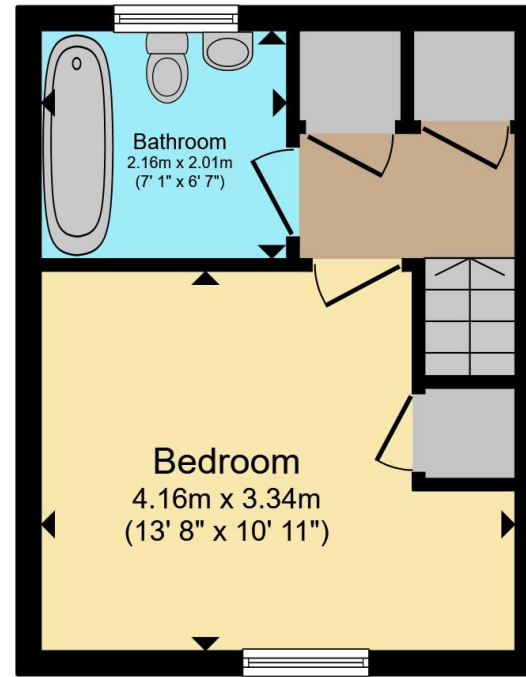








**Ground Floor**



**First Floor**

Total floor area 45.3 m<sup>2</sup> (488 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by [www.propertybox.io](http://www.propertybox.io)



To view this property please contact Connells on

**T 01277 655 555**  
**E [billericay@connells.co.uk](mailto:billericay@connells.co.uk)**

96 High Street  
BILLERICAY CM12 9BT

EPC Rating: D Council Tax  
Band: B

Tenure: Freehold

**view this property online [connells.co.uk/Property/BCY308290](http://connells.co.uk/Property/BCY308290)**



1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures, fittings or services and it is in the buyers interest to check the working condition of any appliances.

Connells Residential is registered in England and Wales under company number 1489613, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.

**See all our properties at [www.connells.co.uk](http://www.connells.co.uk) | [www.rightmove.co.uk](http://www.rightmove.co.uk) | [www.zoopla.co.uk](http://www.zoopla.co.uk)**

Property Ref: BCY308290 - 0003