



## 1 Crescent Close, Billericay, CM12 0HT

Guide Price £520,000

- THREE BEDROOMS
- OPEN PLAN KITCHEN
- UTILITY SPACE
- OFF ROAD PARKING
- SOUGHT AFTER LOCATION
- CORNER PLOT
- TWO RECEPTION ROOMS
- CONVERTED GARAGE
- UNOVERLOOKED GARDEN
- DOWNSTAIRS W.C

Extended and thoughtfully arranged, this three bedroom semi detached home offers well proportioned and versatile accommodation, complemented by practical additions and a detached office. A notable feature of the property is the 5kW solar panel installation with 9kW battery storage, enhancing energy efficiency and supporting reduced running costs. The ground floor centres around a spacious kitchen/dining room to the rear, providing an excellent space for everyday family life and entertaining alike. The kitchen flows into an open utility area, creating additional workspace and storage while maintaining the open plan feel. In addition, a separate study area is positioned just off the kitchen, ideal for home working or homework space and conveniently tucked away from the main living areas. To the front, the living room is well proportioned and filled with natural light. A further reception room, currently arranged as a study, provides flexibility as a playroom, snug or additional sitting room. A ground floor cloakroom completes the accommodation on this level. Upstairs, the first floor comprises three bedrooms, including two comfortable doubles, with the third making an ideal single bedroom, nursery or home office. The family bathroom is fitted with a three piece suite and is accessed from the landing. The loft has been fully boarded and insulated, with lighting and a smoke alarm installed, providing excellent additional storage space. Externally, the property benefits from a detached converted garage which is currently arranged as a home office, complete with lighting, power, heating and internet connection, making it well suited to remote working. There is a parking space belonging to the property in front of the garage, and permits are also available for on road parking to the side of the property. In addition, the shed benefits from lighting, power and heating, further enhancing its practicality throughout the year.



Council Tax Band: D



Entrance Hall

Ground Floor W.C

Study

8'4 x 8'2

Living Room

13'8 x 11'10

Kitchen / Dining Room

17'7 x 10'7

Utility

9'1 x 6'

Study

8'2 x 6'

Landing

Bedroom One

36'1"3'3" x 32'9"29'6"

Bedroom Two

11'7 x 9'8

Bedroom Three

8'7 x 7'7

Bathroom

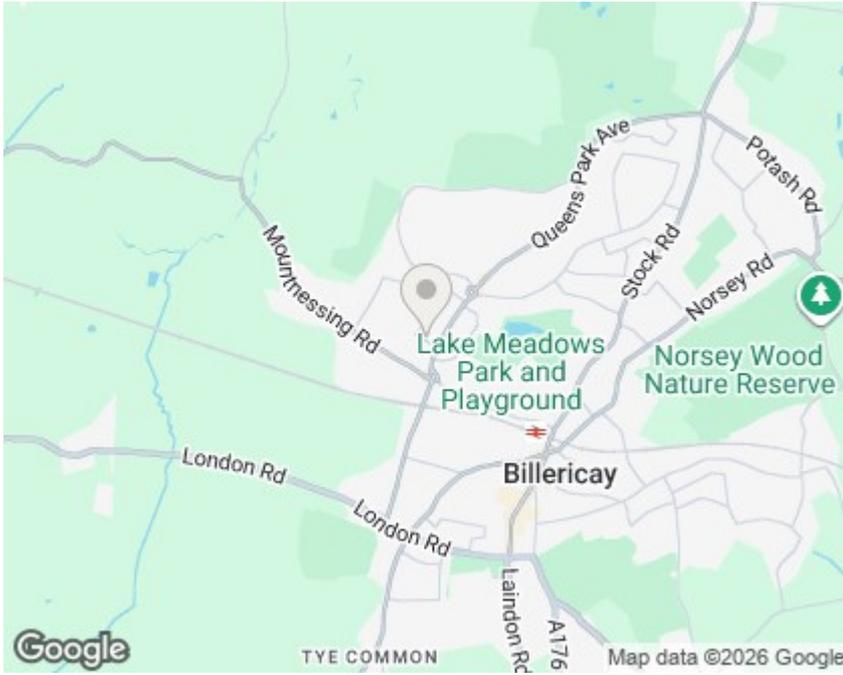
6'6 x 5'7

Garden

Coverted Garage / Office

15'5 x 7'10



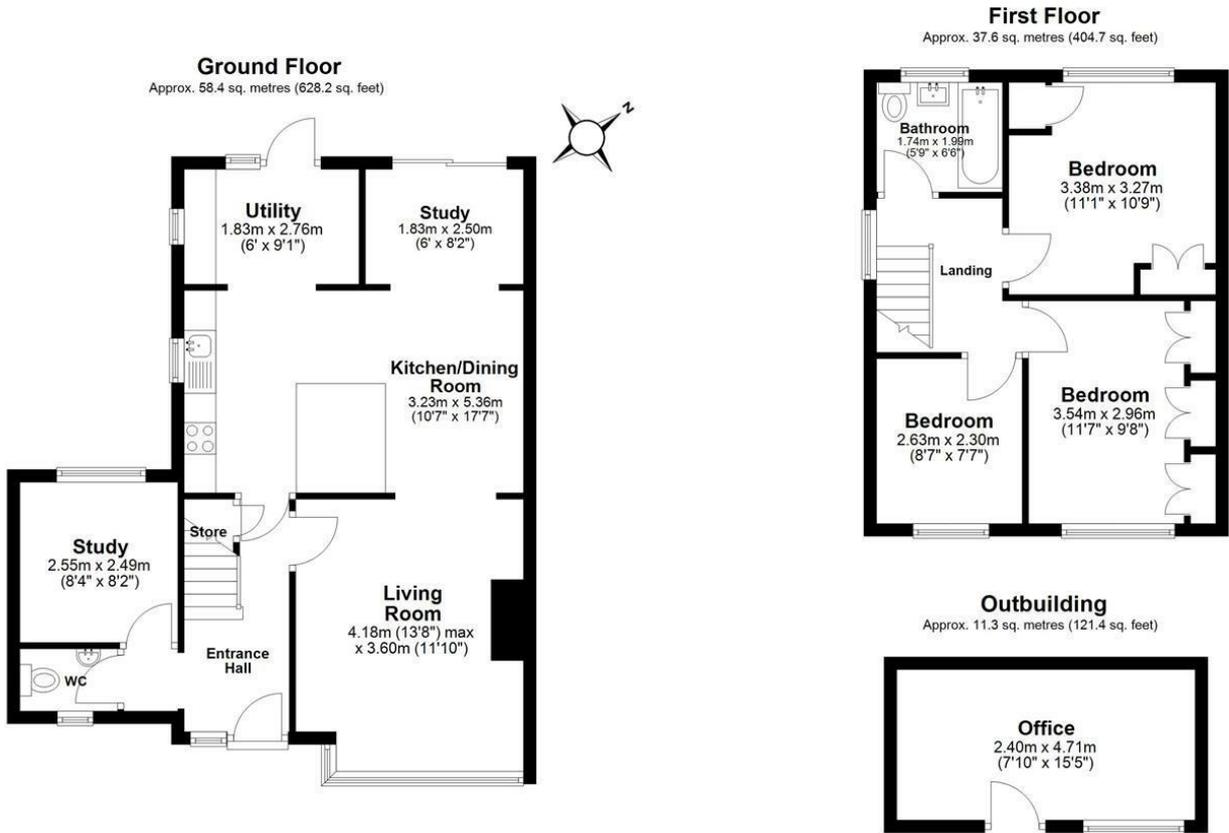


## Viewings

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

## EPC Rating:

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



Total area: approx. 107.2 sq. metres (1154.4 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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**Crescent Close**