Quirk & Partners®

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1 Maplebrook Mews, Billericay, CM12 0GG

Asking Price £390,000

- Two Bedrooms
- Modern Fitted Kitchen
- Immaculately Presented
- Ensuite
- EV Charing Point
- Coach House
- Juliette Balcony
- Three Piece Bathroom
- Two Allocated Parking Spaces
- Close to Hannakins Farm

108a High Street, Billericay, Essex, CM12 9BY
01277 626 541
billericay@quirkandpartners.co.uk
http://www.quirkandpartners.co.uk

The property is approached via a spacious ground floor entrance hall, with a generous storage cupboard and stairs rising to the first floor. The first floor opens into an impressive open-plan living space, with French doors leading onto a Juliet balcony and an additional window allowing natural light to flood the room. There is ample space for both comfortable seating and dining, making this an ideal setting for everyday living and entertaining. The living area flows seamlessly into a stylish, modern kitchen, fitted with an extensive range of white gloss cabinetry, complemented by sleek black handles and attractive work surfaces. Integrated appliances include a fridge/freezer, washing machine, dishwasher, electric oven, gas hob and extractor fan. Both bedrooms are well-proportioned, with one enjoying the benefit of a contemporary en-suite shower room. The second bedroom is served by a spacious family bathroom, fitted with a modern white suite including a panelled bath with shower attachment. Both bedrooms also offer useful wardrobe storage. Externally, the property benefits from two allocated parking spaces beneath a carport, complete with an electric vehicle charging point, together with a particularly generous storage cupboard, providing valuable additional storage space.

2 2 1 B

Council Tax Band: D







ENTRANCE HALL
8' 5" x 8' 2"

LIVING / DINING ROOM
22' 4" x 11' 7"

KITCHEN
11' 9" x 7' 9"

BEDROOM ONE
13' 8" x 7' 9"

ENSUITE
7' 9" x 4'

BEDROOM TWO
12' 4" x 7' 10"

BATHROOM
7' 9" x 7' 8"

EXTERNAL STORAGE CUPBOARD
10' 7" x 6' 5"

CAR PORT PARKING SPACES

AGENTS NOTE
The carport (parking spaces) is held on a separate leasehold title, with a lease dated 9th January 2014 for a term of 999 years commencing 1st August 2013, leaving approximately 986 years remaining. There is an annual ground rent of £400









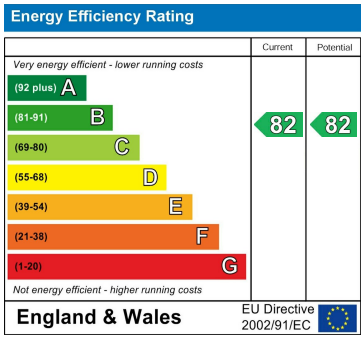


Viewings

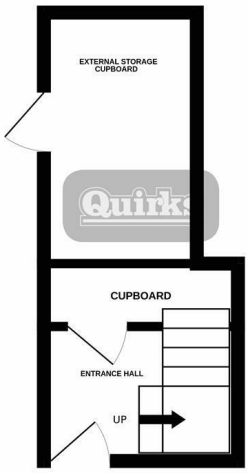
Viewings by arrangement only. Call 01277 626 541 to make an appointment.

EPC Rating:

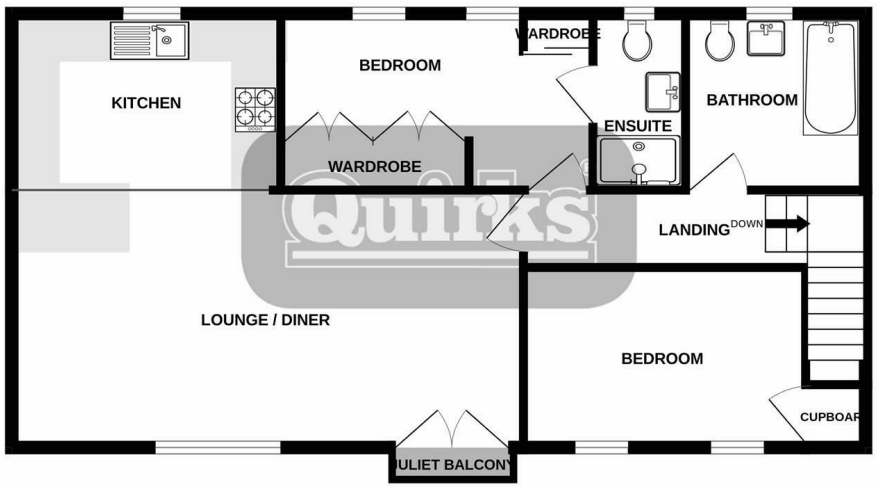
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GROUND FLOOR



1ST FLOOR



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