



23 Highfield Road, Billericay, Essex, CM11 2PF

Asking Price £500,000

- Cul De Sac
- Additional Ground Floor Shower Room
- All Spacious Double Bedrooms
- Driveway
- 35 ft Garden
- Three / Four Bedrooms
- Lounge / Diner
- Modern Family Bathroom
- Recently Landscaped Garden
- Close to Local Shops

Spacious three bedroom family home with an additional snug/bedroom four, large living/dining room, additional ground floor shower room and generous driveway parking. The property is entered via a spacious entrance hall with stairs to the first floor and useful built-in storage. There is also a ground floor shower room with a shower enclosure, vanity unit and heated towel rail. The former garage has been converted to create a good size snug, which could equally be used as a fourth bedroom, home office or separate family room. To the rear is an impressive L-shaped living/dining room measuring approximately 18'8" at its widest point, with French doors opening directly onto the garden. The kitchen sits alongside and offers a good range of fitted storage, integrated oven and hob, with space for further appliances. Upstairs are three double bedrooms, all with fitted wardrobes, along with additional storage from the landing. The family bathroom is a particularly good size and has a bath with shower over, vanity unit and heated towel rail. Outside, there is a large block-paved driveway providing parking for several vehicles. Side access leads to the good size, recently landscaped, rear garden, which has a generous paved patio with an electric awning providing a covered seating area, ideal for outdoor dining and entertaining. Steps lead up to the lawn, with established planting to the boundaries.

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 2

 C

Council Tax Band: D



Entrance Hall
12'2" x 7'2"

WC / Shower Room
8'10" x 4'10"

Bedroom Four / Sung
15'7 x 7'10

Lounge / Dining Room
17'7" x 18'8"

Kitchen
14'5 x 7'10

Bedroom One
14'1 10'2

Bedroom Two
14'1 x 8'2

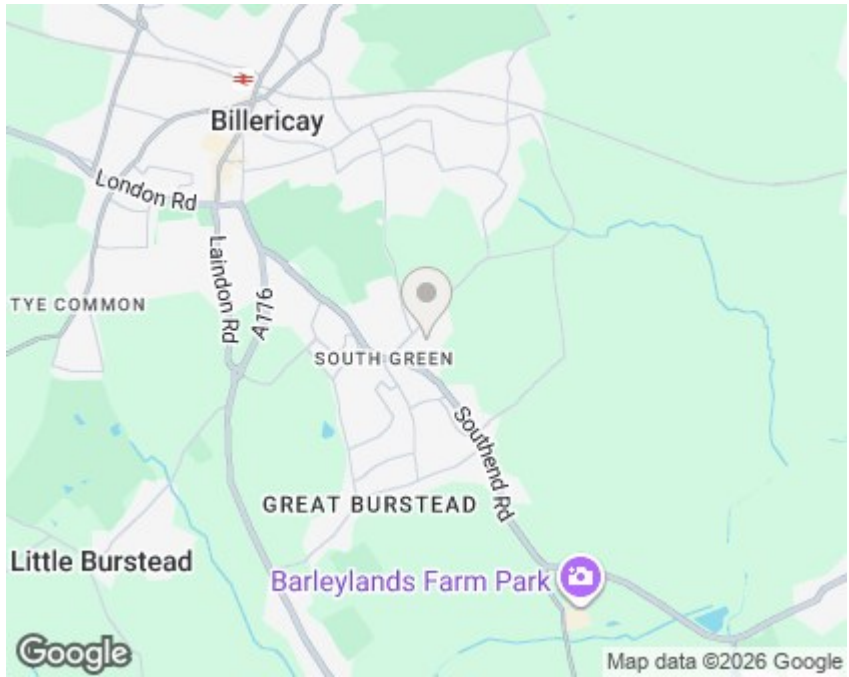
Bedroom Three
12'4 x 8'3

Bathroom
10'2 x 5'11

Driveway with parking for 2 cars

Rear Garden
35'0"





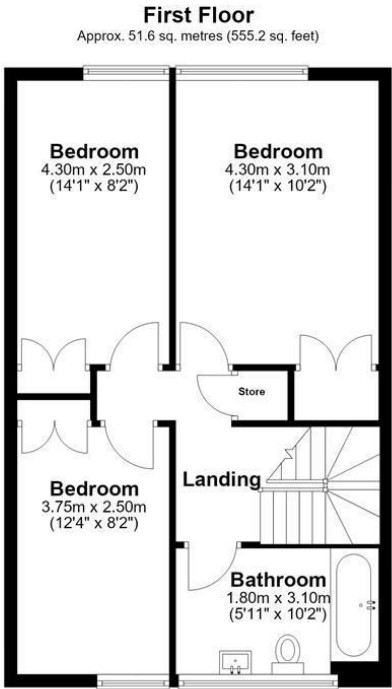
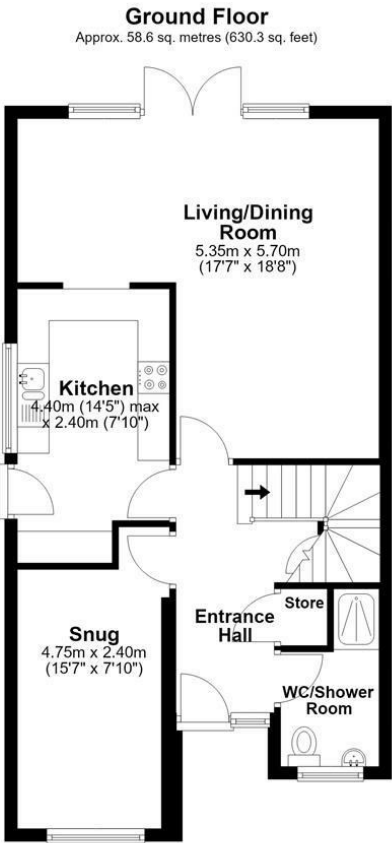
Viewings

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

EPC Rating:

C

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C	75	85
(55-68) D		
(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. 110.1 sq. metres (1185.5 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.

Floor Plan Drawn According To RICS Guidelines
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Highfield Road