



## 18 Outwood Common Road, Billericay - CM11 2NU

£400,000 Freehold

Two bedroom semi-detached bungalow with NO ONWARD CHAIN. The lounge enjoys direct access to the south east facing garden, allowing natural light to flood the room and providing a seamless indoor-outdoor flow. The kitchen is conveniently located and offers ample storage, while both bedrooms are well-proportioned, with the main bedroom featuring a large window overlooking the front aspect. The bathroom, situated off the main hallway, provides a convenient step in shower. Council Tax band: C ~ EPC Energy Efficiency Rating: D



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**Hallway**

**Lounge/Diner**

18' 0" x 12' 4" (5.48m x 3.75m)

**Kitchen**

7' 0" x 9' 10" (2.14m x 2.99m)

**Bedroom**

13' 8" x 9' 11" (4.17m x 3.01m)

**Bedroom**

7' 5" x 12' 1" (2.26m x 3.68m)

**Shower Room**

5' 7" x 6' 0" (1.70m x 1.82m)



**Ground Floor**

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**APPROX INTERNAL FLOOR AREA 55 SQ M (600 SQ FT)**  
This floorplan is for illustrative purposes only and is **NOT TO SCALE**  
All measurements are approximate **NOT** to be used for valuation purposes  
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