



47 Whitesmith Drive, Billericay, CM12 0FP

Offers In Excess Of £415,000

- CORNER PLOT
- MODERN KITCHEN / DINER
- GARAGE & PARKING
- NEARBY MAINLINE STATION
- SUNNY ASPECT GARDEN
- CONSERVATORY
- SPACIOUS LOUNGE
- GROUND FLOOR W.C
- CLOSE TO SCHOOLS
- THREE BEDROOMS

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Located on the popular Chaucer Court Development, is this modern three bedroom end of terrace house, benefitting from being on a corner plot, with secluded front and rear gardens, side gate access, garage and off road parking. This property offers excellent family accommodation, including an entrance hallway with Amtico flooring, ground floor W.C, sizeable lounge to the front aspect, also with Amtico flooring and built in storage. The kitchen / diner has been made open plan, with a modern range of wall and base level units, integrated appliances and tiled flooring. There are bi-folding doors leading to the double glazed conservatory and then French doors onto the patio area, making this an ideal entertaining space. To the first floor are three bedrooms, both bedrooms one and two have fitted wardrobes. The family bathroom has a vanity unit with wash hand basin and W.C, there is also a panelled bath with shower above, fully tiled walls and flooring. Situated just 0.8 of a mile from Billericay Mainline Station, the property is perfect for commuters and families have the advantage of Brightside Infant & Junior School being within a short walk of this property. Due to the sought after location, all applicants in a proceedable position to buy are advised to book a viewing at the earliest opportunity.



Council Tax Band: D



ENTRANCE HALLWAY

GROUND FLOOR W.C

LOUNGE
14'9" x 14'6"

MODERN KITCHEN / DINER
14'9" x 9'7"

DOUBLE GLAZED CONSERVATORY
9'3" x 7'11"

REAR GARDEN WITH SIDE ACCESS
31'0"

FIRST FLOOR LANDING

BEDROOM ONE

11'4" x 8'1"

BEDROOM TWO

9'6" x 8'1"

BEDROOM THREE

8'5" x 6'4"

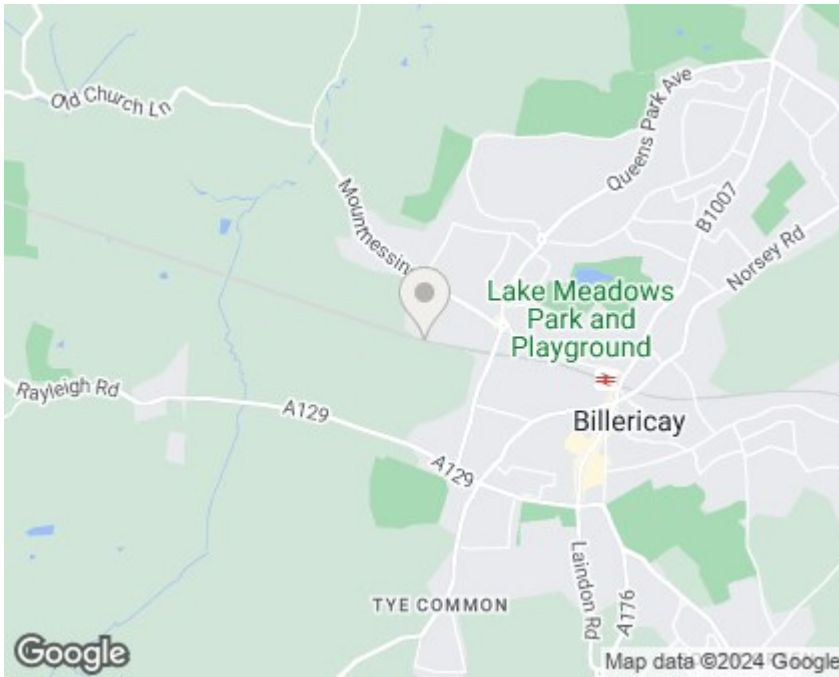
FAMILY BATHROOM

6'7" x 6'4"

GARAGE & OFF ROAD PARKING

COUNCIL TAX BAND D





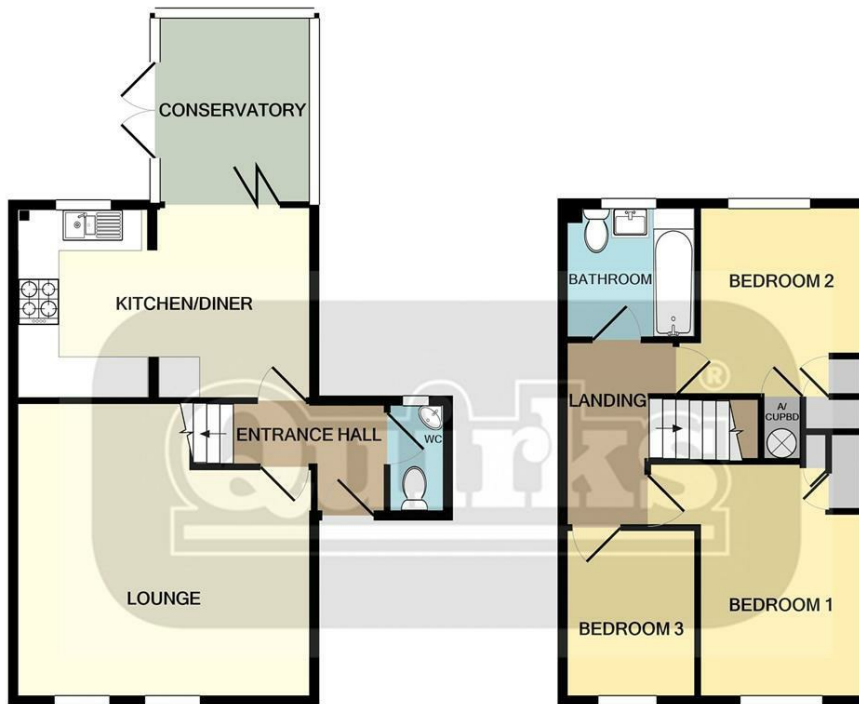
Viewings

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			89
(81-91) B		76	
(69-80) C			
(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	



GROUND FLOOR
APPROX. FLOOR
AREA 459 SQ.FT.
(42.6 SQ.M.)

1ST FLOOR
APPROX. FLOOR
AREA 356 SQ.FT.
(33.1 SQ.M.)

TOTAL APPROX. FLOOR AREA 814 SQ.FT. (75.7 SQ.M.)

This floor plan is for illustrative purposes only. All representations including measurements, doors, windows and fixtures are approximate and NOT TO SCALE. The total floor area includes all floor space associated with the property including garages and outbuildings as depicted. No appliances or services are confirmed as included or tested.
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