



1 Hatfield Drive, Billericay, Essex, CM11 2NQ

Asking Price £415,000

- BEAUTIFULLY PRESENTED
- POPULAR SUNNYMEDE AREA
- BATHROOM WITH SHOWER
- SPACIOUS KITCHEN/DINER
- OWN DRIVE PLUS GARGE
- END OF TERRACE
- THREE BEDROOMS
- LARGE LOUNGE
- CONSERVATORY
- 3/4 MILE FROM HIGH STREET & STATION

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BEAUTIFULLY PRESENTED AND LOVINGLY IMPROVED THREE BEDROOM END TERRACED HOUSE IN POPULAR SUNNYMEDE LOCATION. The double glazed entrance door leads into the hallway with stairs rising to the first floor. A door leads into the great sized and bright lounge with double glazed window to front, fire surround and coving to smooth ceiling. To the rear is a very spacious kitchen/diner, with a range of fitted eye and base level units, having work surfaces over incorporating a single bowl sink unit, integrated electric oven with four ring gas hob and extractor fan over, space for washing machine, tumble dryer, dishwasher and fridge/freezer, smooth ceiling. Completing the ground floor is the UPVC conservatory with a glass roof, having French doors opening onto the rear garden. On the first floor are three bedrooms, all with double glazed windows, radiator and smooth ceiling. A four piece refitted bathroom consists of a panelled bath, pedestal wash hand basin, low level W.C, and separate shower cubicle. Externally the property has a block paved driveway to the front providing off road parking for two vehicles, and also benefits from a garage in nearby block. Side access leads to the split level rear garden, commencing with a large block paved patio, ideal for entertaining with steps leading down to a lawned area with fenced boundaries.



Council Tax Band:



ENTRANCE HALL

6'2" x 6'1"

LOUNGE

15'6" x 12'6"

KITCHEN/DINER

15'11" x 9'2"

CONSERVATORY

8'4" x 8'3"

BEDROOM ONE

13'1" x 9'2"

BEDROOM TWO

11'8" x 7'7"

BEDROOM THREE

10'0" x 6'5"

BATHROOM

7'11" x 5'5"

BLOCK PAVED DRIVEWAY

GARAGE IN BLOCK

SPLIT LEVEL REAR GARDEN

POPULAR SUNNYMEDE LOCATION

COUNCIL TAX BAND C





Viewings

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

EPC Rating:

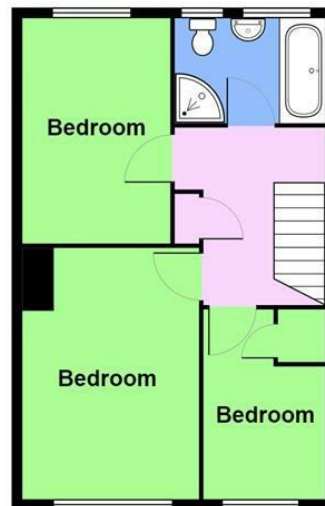
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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			86
(69-80) C		71	
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

Ground Floor
Area: 44.0 m² ... 473 ft²



1st Floor
Area: 36.8 m² ... 396 ft²



Total Area: 80.8 m² ... 870 ft²



Whilst every effort has been made to ensure accuracy, measurements of doors, windows and other items are approximate and no responsibility is taken for any error, omission or mis statement. This plan is for illustrative purposes and so only be used as such.