



## 15 Jackdaw Close, Billericay, CM11 2PH

Best And Final Offers £425,000

- SOUTH FACING GARDEN
- NO ONWARD CHAIN
- PORCH & HALLWAY
- CLOSE TO SCHOOLS
- TWO RECEPTION ROOMS
- GARAGE & PARKING
- EXTENDED GROUND FLOOR
- NEARBY MILL MEADOWS
- THREE BEDROOMS
- CUL-DE-SAC LOCATION



# 15 Jackdaw Close, Billericay CM11 2PH

Situated in a quiet cul-de-sac position on the popular Birds Development, is this extended three bedroom, semi-detached family home with a South facing rear garden, offered for sale with NO ONWARD CHAIN. The accommodation includes an entrance porch with double doors to the sizeable hallway, with under stairs storage, leading to the fitted kitchen, with side door access, integrated oven & grill, four ring gas hob, sink/drainer and a range of free standing appliances available under separate negotiation. In addition is a Glow Worm, combination gas boiler, installed in 2022, with extended 10 year warranty. To the front aspect is a family room with double doors leading to the bright and spacious living / dining room, with feature fireplace and double glazed, sliding patio doors, to the garden. There is potential to make an open plan kitchen / living space if required. The first floor offers three bedrooms all with wardrobes available and a family bathroom serving these rooms, which includes a three piece suite, with panelled bath, shower above, low level W.C and vanity unit wash hand basin. Externally there is the advantage of an independent driveway leading to the 20ft long garage, with power and lighting, up and over doors to the front and back, creating excellent access to the patio area and un-overlooked rear garden. This superb location, provides easy access to the Mill Meadow Nature Reserve, with an access gate at the end of the Cul-de-sac, making Billericay High Street & Mainline Railway Station, in walking distance, along with nearby shops and schools.



Council Tax Band: D



**ENTRANCE PORCH**

6'9" x 3'4"

**HALLWAY**

13'7" x 5'9"

**KITCHEN**

10'9" x 8'0"

**FAMILY ROOM**

12'10" x 10'7"

**DINING AREA**

10'10" x 8'6"

**LIVING ROOM**

16'5" x 10'10"

**FIRST FLOOR LANDING**

8'5" x 6'4"

**BEDROOM ONE**

12'8" x 10'1"

**BEDROOM TWO**

10'5" x 9'3"

**BEDROOM THREE**

6'7" x 6'5"

**FAMILY BATHROOM**

12'10" x 10'7"

**SOUTH FACING REAR GARDEN**

37" x 25"

**GARAGE**

20'10" x 7'5"





## 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		74	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	

GROUND FLOOR  
725 sq.ft. (67.3 sq.m.) approx.

1ST FLOOR  
382 sq.ft. (35.5 sq.m.) approx.



TOTAL FLOOR AREA: 1107 sq.ft. (102.8 sq.m.) approx.  
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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