



27 Shalford Road, Billericay, CM11 2EG

Best And Final Offers £400,000

- SUNNYMEDE LOCATION
- REALITICALLY PRICED
- LARGE KITCHEN / DINER
- THREE GOOD SIZE BEDROOMS
- FRONT AND REAR GARDENS
- CLOSE TO SHOPS & SCHOOLS
- SPACIOUS LOUNGE
- CONSERVATORY
- BATHROOM & SEPARATE W.C
- OWN DRIVE TO GARAGE

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Once inside the entrance porch, a door leads into the spacious lounge with double glazed window to front, brick built fireplace and stairs rising to first floor. Double doors lead into the good sized kitchen diner, which has a large walk in pantry, range of fitted eye and base level units with work surfaces over incorporating one and a half bowl sink unit, fitted electric oven, four ring electric hob with extractor over, wall mounted combination boiler, space for washing machine, fridge/freezer and dishwasher. Off the kitchen/diner is a conservatory which leads onto the rear garden. On the first floor are three good sized bedrooms, bathroom and separate W.C. Externally the property has front and rear gardens, with a driveway to the front leading to the integral garage.



Council Tax Band: D



ENTRANCE PORCH

4' 10" x 4' 7"

LOUNGE

14' 11" x 12' 3"

KITCHEN / DINER

20' 5" x 9' 5"

CONSERVATORY

16' 10" x 8' 3"

BEDROOM ONE

11' 10" x 11' 2"

BEDROOM TWO

11' 9" x 9' 1"

BEDROOM THREE

9' 1" x 8' 10"

BATHROOM

6' 1" x 5' 4"

SEPARATE W.C

FRONT AND REAR GARDENS

GARAGE

17' 1" x 8' 1"





Viewings

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

EPC Rating:

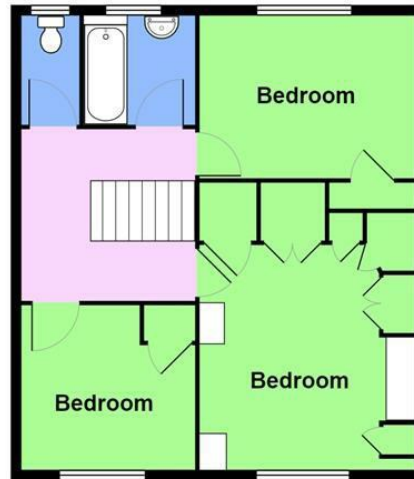
D

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			80
(69-80) C			
(55-68) D		56	
(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: 66.8 m² ... 719 ft²



1st Floor
Area: 45.2 m² ... 486 ft²



Total Area: 112.0 m² ... 1205 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.



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