



## 36 Prince Edward Road, Billericay, CM11 2HB

Offers In Excess Of £575,000

- FOUR BEDROOMS
- IMMACULATELY PRESENTED
- DINING ROOM
- LANDSCAPED GARDEN
- CUL - DE - SAC LOCATION
- SEMI DETACHED
- MODERN KITCHEN / BREAKFAST ROOM
- ADDITIONAL INSULATED OUTDOOR ROOM
- PARKING FOR TWO CARS

Located in a pleasant Cul De Sac in the popular Sunnymead Area of Billericay, is this deceptively spacious, immaculately presented Four Bedroom Family Home. A double Glazed Entrance Door leads through to the entrance hall with door to the left to the downstairs W.C and through to the impressive 22ft Kitchen / Breakfast Room with two built in AEG Ovens and Induction Hob, Glass Smeg Cooker Hood, Dishwasher along with space for free standing American Fridge / Freezer. The Garage has been converted in order to house the extended part of the Kitchen / Breakfast Room which contains multiple floor to ceiling cupboards which are home to the washing machine and offering ample storage, with the boiler only being a year old. The lounge is of a good size at 19ft wide and follows through to the dining area thereafter, with space for a 6 seater table and room to spare! Leading up to the first floor via the U Shaped Spare Case with fully functional air conditioning wall unit, are the four bedrooms with three of them being doubles and bedroom four being a good size single bedroom. The bathroom has a four piece suite with shower cubicle, bath, hand wash basin and toilet. Externally, the garden has been landscaped and is low maintenance commencing with decking and lawn via few steps At the end there is a fully insulated home office / gym, with double glazed Bi-Fold doors and power, lighting and hard wired internet available. To the front is a driveway with parking for two cars with scope to extend this further into the front lawn. Viewing to appreciate the size and the finish of the property is advised.

4 1 2 D

Council Tax Band: D



Entrance Hall  
4'2 x 3'5

Downstairs W.C  
5'6 x 3'3

Kitchen / Breakfast Room  
19'3 x 22'3

Lounge  
19'6 x 10'5

Dining Room  
12'1 x 10'3

Landing  
13'8 x 6'4

Bedroom One  
14'3 x 9'6

Bedroom Two  
10'7 x 9'2

Bedroom Three  
10'6 x 9'7

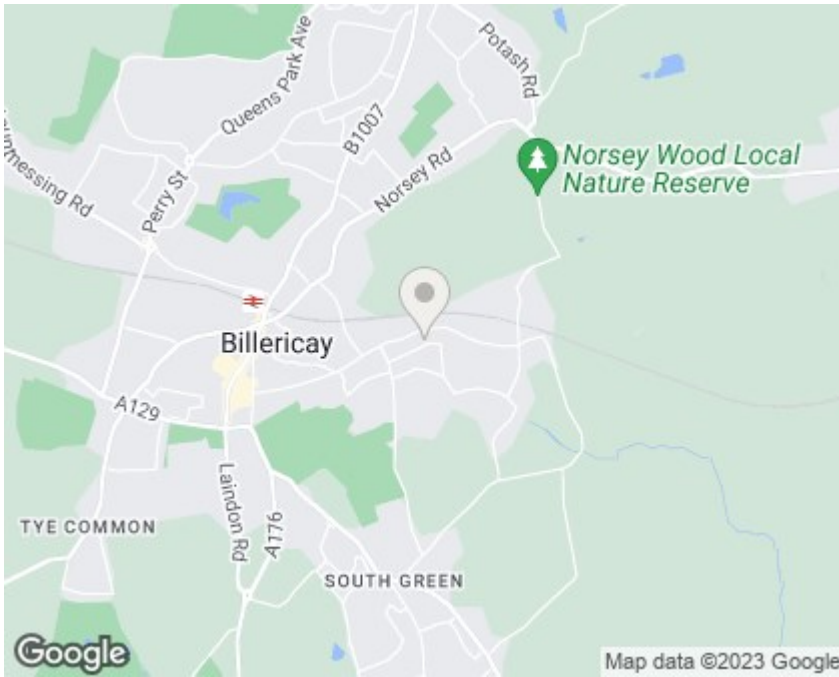
Bedroom Four  
9'2 x 8'11

Family Bathroom  
9'6 x 6'6

Garden  
approx 75ft

Garden Room





## 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			
(69-80) C			
(55-68) D		67	79
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

GROUND FLOOR  
764 sq.ft. (71.0 sq.m.) approx.



1ST FLOOR  
574 sq.ft. (53.3 sq.m.) approx.



TOTAL FLOOR AREA: 1338 sq.ft. (124.3 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.  
Made with Metropix ©2023