



5 Lakeside, Billericay, CM12 0NF

GUIDE PRICE £400,000 - £425,000

- NO ONWARD CHAIN
- THREE BEDROOMS
- OFF ROAD PARKING
- ACCESS TO LAKE MEADOWS
- DOUBLE GLAZING
- GARAGE & GARDEN ROOM
- REAR EXTENSION
- LARGE GARDEN
- SPACIOUS LOUNGE / DINER
- ROOF RENEWED IN 2023

Situated in a sought after cul-de-sac location, backing Lake Meadows Park, is this extended three bedroom, semi-detached bungalow, being offered with NO ONWARD CHAIN. This property has the advantage of a large rear garden, with a brick built garden room, which has power, lighting and double glazing, perfectly suited for a home office or games room. There is also a detached garage, off road parking for two vehicles and gated access at the rear of the property, leading to Lake Meadows Park, Billericay Mainline Railway Station, which is just a half a mile walk and then onto the High Street, with it's vast range of coffee shops, restaurants and Waitrose Supermarket. This central location is equidistant to both Buttsbury and Brightside Infant & Junior schools.

Internally there is an entrance porch leading to a 17ft entrance hallway, bedroom one is to the front aspect with built-in wardrobes, bedroom two is also a double room with built in wardrobes and bedroom three would make an excellent children's bedroom or study. The shower room does require updating, but has a functional fully tiled suite, with electric shower and built-in storage cupboard. To the rear aspect is the extended kitchen and lounge / diner, measuring an impressive 23ft in depth, which gives potential to create an open plan living space if required and subject to consent being granted. There are plenty of storage cabinets to the kitchen, which also house the modern Glow Worm combination gas boiler, the integrated oven, gas hob and under counter fridge will remain. The lounge has a feature fireplace and sliding patio doors leading to the garden. Having recently undergone extensive roof upgrades in 2023 with a 10 year guarantee , to include new felt, battens and roof tiles, along with new lead flashing to the chimney stack and new flat roof to the extension, giving a potential buyer the peace of mind that this property is now 'future proofed' for many years to come.



Council Tax Band: D



ENTRANCE PORCH

7'7 x 6'7

HALLWAY

17'2 x 8' reducing to 3'

BEDROOM ONE

12'10 x 11

BEDROOM TWO

10'10 x 9'6

BEDROOM THREE

8'11 x 6'10

SHOWER ROOM

7'6 x 5'7 reducing to 4'5

LOUNGE / DINER

23'1 x 12'1 reducing to 11'2

KITCHEN / BREAKFAST ROOM

22'7 x 7'5 reducing to 3'7

BRICK BUILT GARDEN ROOM

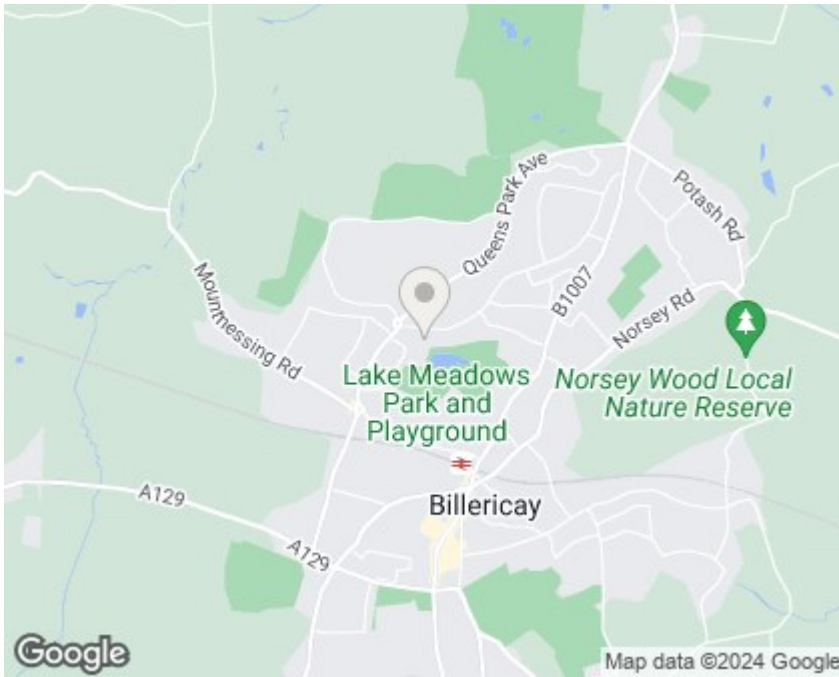
16'8 x 8'5

DETACHED GARAGE

REAR GARDEN WITH ACCESS TO LAKE MEADOWS

NO ONWARD CHAIN





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			87
(69-80) C			
(55-68) D		59	
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

GROUND FLOOR
876 sq.ft. (81.3 sq.m.) approx.



TOTAL FLOOR AREA : 876 sq.ft. (81.3 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.
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