



## 5 Magnolias, Billericay, CM11 2SH

### OFFERS IN EXCESS OF £650,000

- DETACHED DOUBLE GARAGE
- SECLUDED REAR GARDEN
- GREAT BURSTEAD AREA
- W.C, EN-SUITE & BATHROOM
- COMPLETE ONWARD CHAIN
- GROUND FLOOR EXTENSION
- CUL-DE-SAC LOCATION
- FOUR BEDROOMS
- REFITTED KITCHEN / DINER
- NEARBY SCHOOLS & SHOPS

COMPLETE ONWARD CHAIN. Tucked away in a secluded cul-de-sac of just five modern detached houses, in the popular Great Burstead area of Billericay, is this extended four bedroom family home. Having undergone recent modernisation to include an open plan kitchen / dining / family room, refitted with a range of wall and base level units, quartz worksurfaces, Worcester combination boiler, Rangemaster cooker, Samsung American style fridge / freezer with water & ice dispenser, integrated dishwasher and space for a washing machine, there are also French doors leading directly to the private rear garden. The ground floor also includes a hallway with built-in storage and a W.C. The triple aspect lounge, has a bay window, providing plenty of natural light, there is also a feature fireplace. To the first floor the Bedroom One has two windows to the front aspect, fitted wardrobes and en-suite shower room. The remaining three bedrooms are also usable children's rooms, served by the refitted family bathroom, which is fully tiled with a modern white suite, including bath and rainfall shower above. This property has the added advantage of an independent driveway for two vehicles, a detached double garage, providing excellent storage space and also the potential to extend if required and subject to planning consent being granted. Nearby amenities include South Green & St Peters C of E Primary School, Billericay Secondary School, convenience shops and bus routes.

4 2 2 D

Council Tax Band: F



**ENTRANCE HALLWAY**

14'3 x 6'0 reducing to 3'10"

**GROUND FLOOR W.C**

5'6 x 2'8'

**LOUNGE**

19'5 x 10'9'

**KITCHEN / DINING / FAMILY ROOM**

20'8 x 19'4 reducing to 10'0

**REAR GARDEN**

52'

**DETACHED DOUBLE GARAGE**

17'6 x 16'10'

**FIRST FLOOR LANDING**

**BEDROOM ONE**

11'11 x 10'11 reducing to 8'4'

**EN-SUITE SHOWER ROOM**

8'4 x 3'5

**BEDROOM TWO**

10'5 x 10'1

**BEDROOM THREE**

11'0 x 8'0

**BEDROOM FOUR**

8'8 x 7'11"

**REFITTED FAMILY BATHROOM**

6'7 x 5'8





## 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			82
(69-80) C		68	
(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



1st Floor



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.