



34 Highfield Road, Billericay, Essex, CM11 2PF

Asking Price £395,000

- NO ONWARD CHAIN
- POPULAR LOCATION
- AMPLE OFF STREET PARKING
- SOME UPDATING REQUIRED
- BATHROOM / W.C
- GOOD SIZED REAR GARDEN WITH VIEWS OVER FIELDS
- TWO BEDROOMS
- OWN DRIVEWAY TO GARAGE
- FITTED KITCHEN
- VIEWING RECOMMENDED

GOOD SIZED 2 TWO BEDROOM SEMI-DEATCHED BUNGALOW WITH VIEWS OVER FIELDS TO REAR AND NO ONWARD CHAIN. A door leads into the spacious entrance hall with airing cupboard, meter cupboard and loft access. The very good sized lounge / diner runs front to back with double glazed window to front and double glazed patio doors leading onto the rear garden, stone fire surround and two radiators. With double glazed window and door onto the rear garden, the fitted kitchen has eye and base level units with work surface over incorporating sink unit, built in gas oven and four ring gas hob, space for washing machine and fridge / freezer, wall mounted gas boiler. The property has two bedrooms with the master having double glazed bow window to front and fitted wardrobes. a bathroom with a three piece suite completes the accommodation. Externally the property has a large front garden with lawned area and crazy paved area providing ample off road parking and driveway and double gates to side leading to a detached garage with electric door. The mature and large rear garden enjoys views over fields to the rear, paved patio and mature borders.



Council Tax Band: D



ENTRANCE HALL
20'8" x 2'11"

LOUNGE / DINER
26'8" x 10'10"

FITTED KITCHEN
10'4" x 8'9"

BEDROOM ONE
12'8" x 10'7"

BEDROOM TWO
11'2" x 7'1"

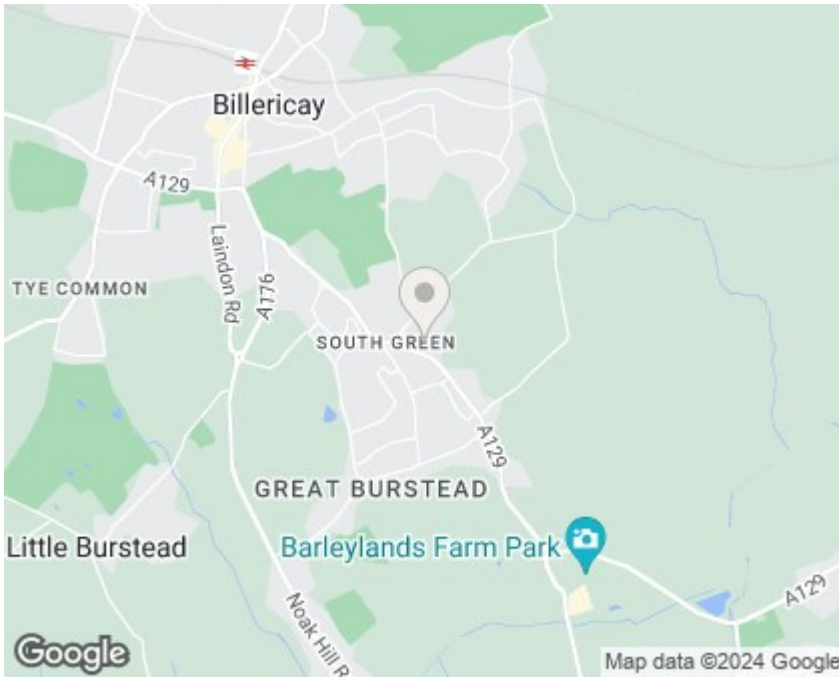
GOOD SIZE REAR GARDEN WITH VIEWS OVER
FIELDS

AMPLE OFF STREET PARKING

DRIVEWAY TO DETACHED GARAGE

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 | | | 86 |
| (81-91) B | | | |
| (69-80) C | | | |
| (55-68) D | | 62 | |
| (39-54) E | | | |
| (21-38) F | | | |
| (1-20) G | | | |
| Not energy efficient - higher running costs | | | |
| England & Wales | | EU Directive 2002/91/EC | |

Bungalow



Total Area: 71.4 m² ... 768 ft²



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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.