



## 22 Connaught Way, Billericay, Essex, CM12 0UN

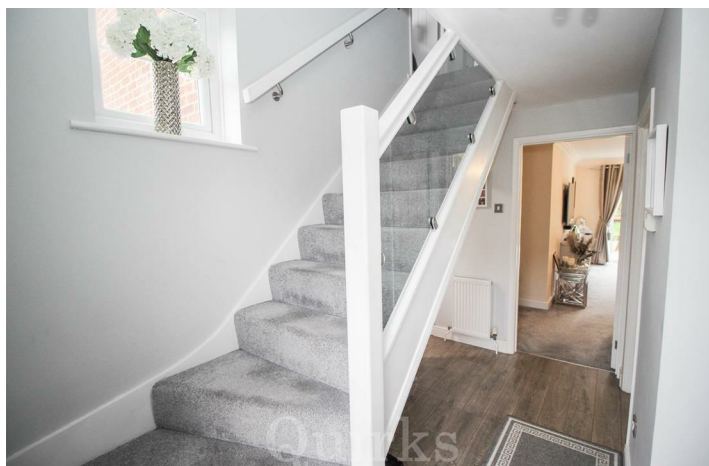
Offers In Excess Of £610,000

- BEAUTIFULLY PRESENTED DETACHED FAMILY HOME
- QUIET CUL DE SAC LOCATION
- FOUR BEDROOMS
- CLOAKROOM AND STUDY
- SECLUDED AND LANDSCAPED REAR GARDEN
- STUNNING FITTED KITCHEN/DINER WITH APPLIANCES
- SOUGHT AFTER QUEENS PARK DEVELOPMENT
- ENSUITE TO MASTER
- ATTACHED GARAGE
- VIEWING AN ABSOLUTE MUST

BEAUTIFULLY PRESENTED AND LOVINGLY KEPT DETACHED FAMILY HOME ON SOUGHT AFTER DEVELOPMENT WHICH MUST BE VIEWED TO BE FULLY APPRECIATED. First impressions count, and as soon as you walk in you are met by a bright and modern entrance hall. on the ground floor, the modern and very spacious kitchen/diner has double glazed window to front with shutters, double glazed patio doors onto the rear garden, extensive range of eye and base level units, integrated appliances including, oven, hob with extractor over, dishwasher and washing machine, cupboard housing combination boiler fitted in 2021, and recently laid LVT flooring. The good size lounge also has patio doors onto the rear garden. Those working from home will love the study with double glazed window to front and shutter. The first floor has four bedroom, with the master benefitting from fitted wardrobes and ensuite. A modern bathroom with shower cubicle having rainforest shower head and tiled floor. Externally a block paved driveway to the front provides parking for numerous vehicles and a driveway to the side leads to the attached garage with up and over door.

4 2 2 D

Council Tax Band: E



**ENTRANCE HALL**

11'3" x 5'8"

**CLOAKROOM**

4'5" x 3'5"

**LOUNGE**

18'7" x 14'7" reducing to 11'6"

**FITTED KITCHEN / DINER**

24'10" x 12'10" reducing to 9'9"

**STUDY**

8'7" x 5'11"

**BEDROOM ONE**

15'9" x 11'5"

**ENSUITE**

6'5" x 4'11"

**BEDROOM TWO**

11'11" x 9'

**BEDROOM THREE**

11'4" x 8'11"

**BEDROOM FOUR**

10' x 6'11"

**BATHROOM**

8'11" x 5'6"

**LANDSCAPED REAR GARDEN**

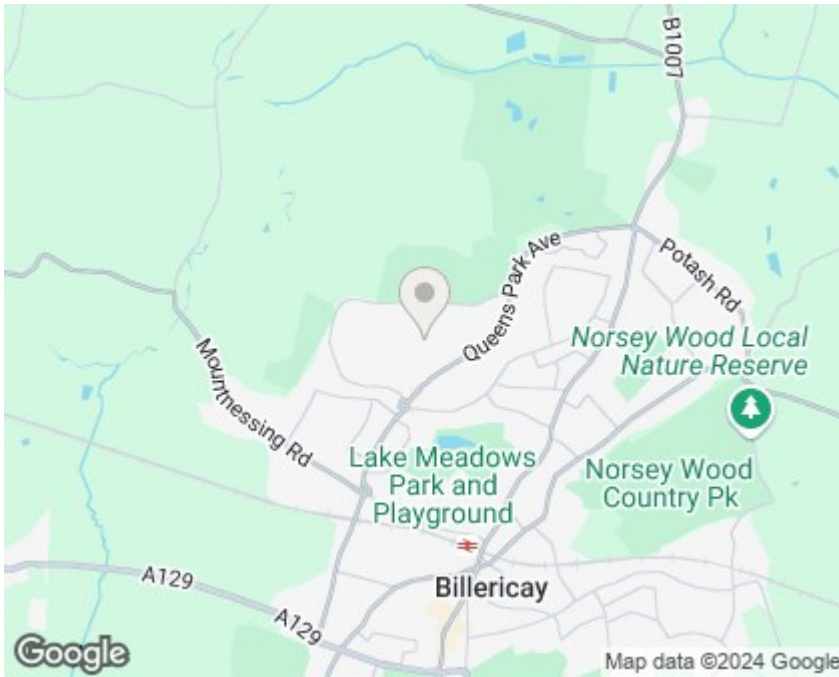
**ATTACHED GARAGE**

**DRIVEWAY TO SIDE**

**BLOCK PAVED DRIVE TO FRONT**

**BEAUTIFULLY PRESENTED**





## Viewings

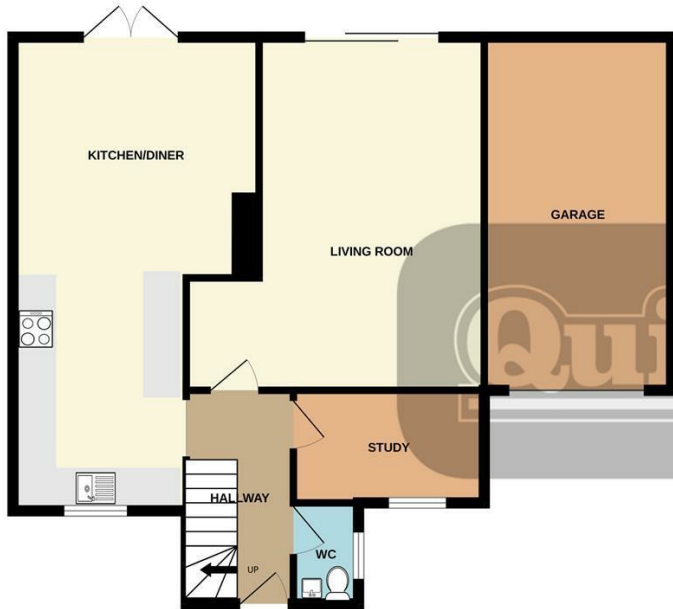
Viewings by arrangement only. Call 01277 626 541 to make an appointment.

## EPC Rating:

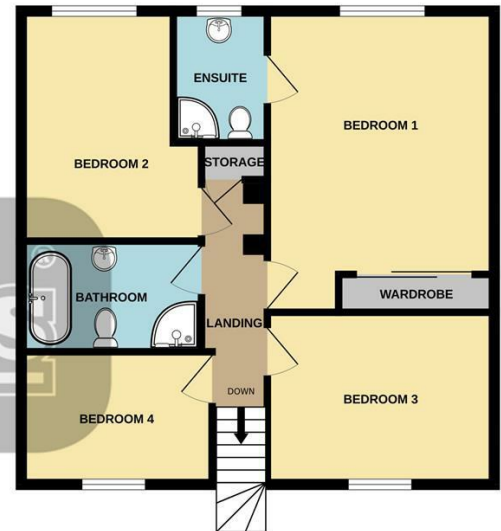
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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			83
(69-80) C			
(55-68) D		59	
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

GROUND FLOOR  
833 sq.ft. (77.3 sq.m.) approx.



1ST FLOOR  
615 sq.ft. (57.1 sq.m.) approx.



TOTAL FLOOR AREA: 1447 sq.ft. (134.5 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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