



11 Connaught Way, Billericay, CM12 0UN

Offers In Excess Of £610,000

- FOUR BEDROOM DETACHED HOUSE
- SOUTH FACING REAR GARDEN
- DETACHED GARAGE
- EN-SUITE, BATHROOM & W.C
- NEARBY SCHOOLS, SHOPS & PARKS
- SCOPE TO EXTEND (STP)
- QUIET CUL-DE-SAC LOCATION
- PARKING FOR 3/4 CARS
- MODERN OPEN PLAN KITCHEN/DINER
- IMMACUATELY PRESENTED

Situated in a quiet Cul-de-sac location, shared with just four other properties, is this immaculately presented, four bedroom detached family home. with South facing rear garden. This property has the advantage of a bright and spacious hallway with double built-in storage cupboard, also leading to the ground floor cloakroom. The lounge has a feature fireplace, with gas fire and double glazed door to the rear garden, in addition there is a 18ft long ,dual aspect and modern open plan integrated kitchen, finished to a high standard, including island/breakfast bar and quartz worktops and double glazed door to the patio area. To the first floor the naturally light landing area leads to four bedrooms, bedroom one is an excellent size, with two sets of fitted wardrobes and dual aspect windows to front and side. There is a fully tiled en-suite shower room, measuring approximately 11ft in depth, with walk-in shower, pedestal wash hand basin and W.C. The family bathroom benefits from a modern white suite with fully tiled walls, P-shaped paneled bath and shower above, low level W.C and pedestal wash hand basin. Externally the property is nestled at the end of the cul-de-sac with plenty of parking space for 3-4 cars, side gate access to the garden and detached garage with power, lighting and eaves storage space as well as a storage shed. The well maintained rear garden, has an extensive patio area, the remainder laid to lawn with flower & shrub beds. This popular part of the Queens Park Development is within walking distance of convenience shops, nearby parks, schools and Billericay Mainline Railway Station.



Council Tax Band: F



ENTRANCE HALLWAY

10'1 x 6'9 reducing to 4'7

GROUND FLOOR W.C

8'11 x 3'2

LOUNGE

20'9 x 11'9

MODERN KITCHEN / DINER

18'1 x 16'8 reducing to 13'0

BEDROOM ONE

13'1 x 11'11

EN-SUITE SHOWER ROOM

10'11 x 4'9

BEDROOM TWO

11'6 x 8'10

BEDROOM THREE

10'0 x 6'4

BEDROOM FOUR

8'7 x 7'7 max

FAMILY BATHROOM

6'7 x 5'9

SOUTH FACING REAR GARDEN

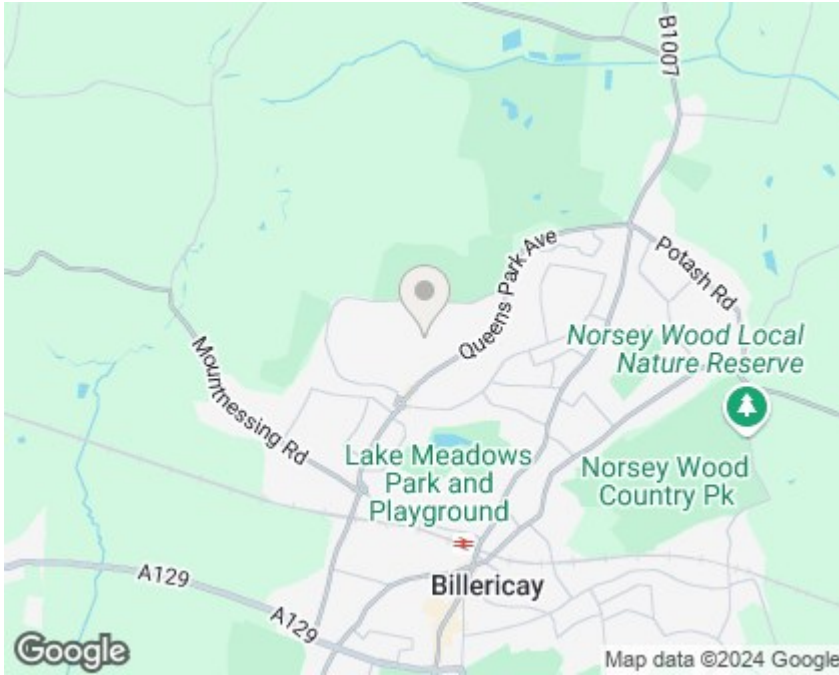
46 x 34

DETACHED GARAGE

16'8 x 8'3

DRIVEWAY FOR 3/4 VEHICLES





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		66	
(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
604 sq.ft. (56.1 sq.m.) approx.

1ST FLOOR
579 sq.ft. (53.8 sq.m.) approx.



TOTAL FLOOR AREA : 1183 sq.ft. (110.0 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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