



## 33 Morris Avenue, Billericay, CM11 2JZ

Offers In Excess Of £375,000

- BEAUTIFULLY PRESENTED
- POPULAR SUNNYMEDE LOCATION
- DRIVEWAY FOR TWO VEHICLES
- SOLAR PANELS GIVING EPC A RATING
- DOUBLE GLAZED THROUGHOUT
- OPEN PLAN ON THE GROUND FLOOR
- THREE GOOD SIZE BEDROOMS
- MODERN BATHROOM
- LANDSCAPED REAR GARDEN
- VIEWING AN ABSOLUTE MUST

BEAUTIFULLY PRESENTED AND MUCH IMPROVED FAMILY HOME IN POPULAR LOCATION AND THE BENEFIT OF OFF ROAD PARKING FOR TWO VEHICLES. As soon as you step inside the re-modelled and open living area of this superb family home, you cannot fail to be impressed. The lounge / dining area has a double glazed window to the front, smooth ceiling with downlighters, laminate flooring, stairs rising to the first floor with cupboard under and radiator. A well appointed fitted kitchen has double glazed window to rear, a range of fitted eye and base level units with work surface over incorporating a double bowl ceramic sink unit, built in electric oven, electric induction hob with extractor fan over, space for dishwasher and American style fridge/freezer, wall mounted combination boiler, tiled floor and smooth ceiling with downlighters. On the first floor are three good size bedrooms, all with double glazed windows, smooth ceiling with downlights and radiator. A large and contemporary bathroom with white suite comprising P shaped bath with shower over, vanity wash hand basin and low level W.C, large storage cupboard, smooth ceiling with downlighters, tiled floor and heated towel rail. Externally the property benefits from a block pave driveway to the front, providing off road parking for two vehicles. The pretty landscaped rear garden is ideal for entertaining with two porcelain tiled patio areas, artificial lawn, outside light and tap, and fenced boundaries

 3  1  1  A

Council Tax Band: C



**ENTRANCE HALL**

27'3" x 4'6"

**LOUNGE / DINING AREA**

18'11" x 15'8"

**FITTED KITCHEN**

10'9" x 8'

**BEDROOM ONE**

14' x 9'7"

**BEDROOM TWO**

14'2" max x 8'11"

**BEDROOM THREE**

10'7 x 7'2"

**MODERN BATHROOM**

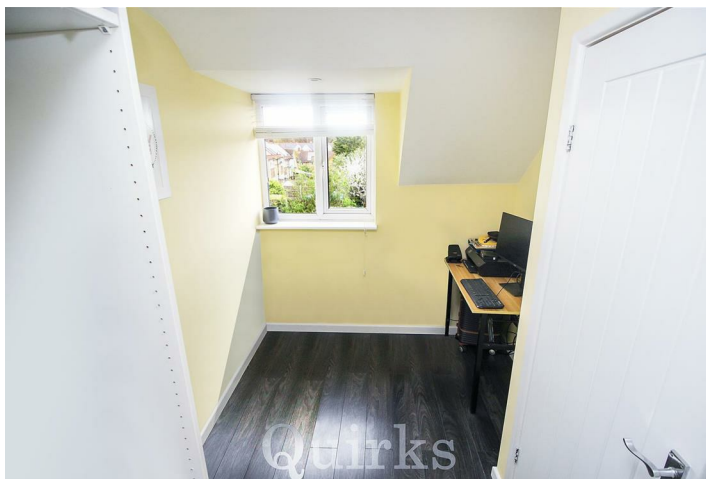
8'3" max x 8'

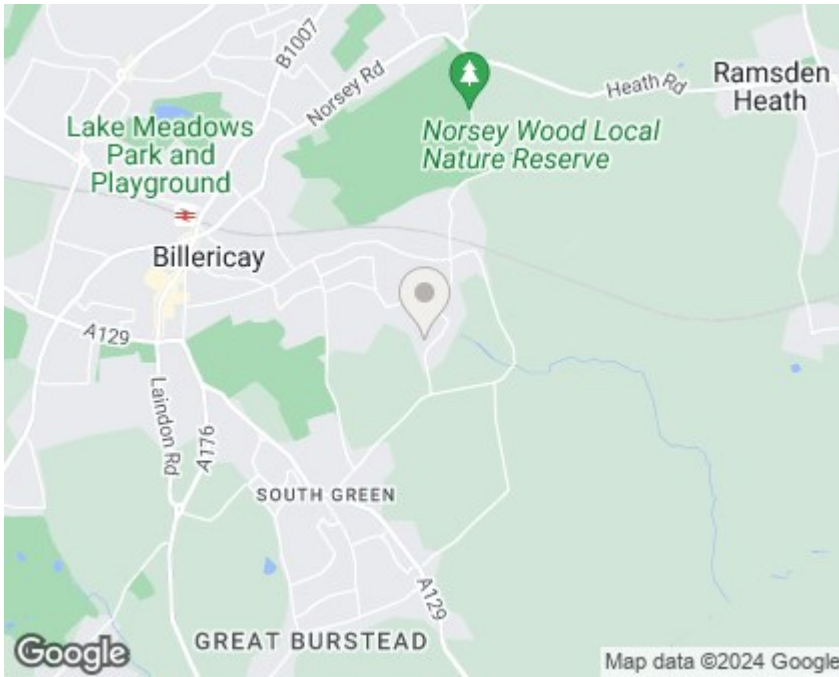
**LANDSCAPED REAR GARDEN**

35' approximately

**DRIVEWAY FOR 2 VEHICLES**

**BEAUTIFULLY PRESENTED**





## Viewings

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

## EPC Rating:

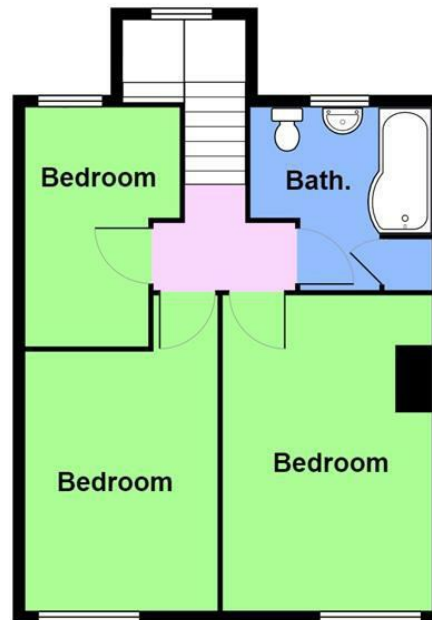
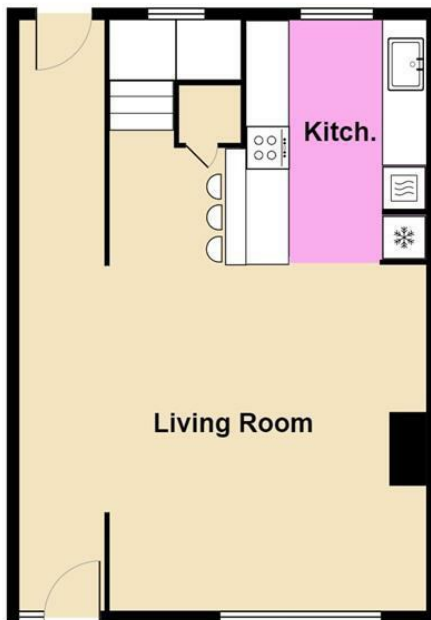
**A**

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) <b>A</b>		<b>93</b>	<b>95</b>
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not energy efficient - higher running costs			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	

**Ground Floor**  
Area: 44.2 m<sup>2</sup> ... 476 ft<sup>2</sup>



**1st Floor**  
Area: 39.6 m<sup>2</sup> ... 426 ft<sup>2</sup>



Total Area: 83.8 m<sup>2</sup> ... 902 ft<sup>2</sup>

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.



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