



## 15 Elm Green, Billericay, CM11 2LP

Chain Free £325,000

- NO ONWARD CHAIN
- GROUND FLOOR EXTENSION
- LIVING ROOM & DINING ROOM
- 16FT LONG ENTRANCE HALLWAY
- REFITTED SHOWER ROOM
- 60FT REAR GARDEN
- THREE BEDROOMS
- GROUND FLOOR W.C
- NEARBY SCHOOLS & SHOPS
- POPULAR SUNNYMEDE AREA



Situated in a popular position in the Sunnymede area, overlooking greenery. This extended three bedroom terraced family home, has the advantage of a separate lounge & dining room, ground floor W.C, 16ft entrance hallway, modern refitted shower room and 60ft rear garden. This property is conveniently located for schools, convenience shops and Norsey Woods Nature Reserve. Elm Green is also on the 251 bus route, making commuting to both Billericay and Shenfield Mainline Stations straight forward. Offered for sale with the added advantage of NO ONWARD CHAIN, early viewing is strongly advised.



Council Tax Band: C





**ENTRANCE HALLWAY**

16'5 x 4'8

**GROUND FLOOR W.C**

**LOBBY WITH STAIRS TO FIRST FLOOR**

**LIVING ROOM**

15'11 x 13'4 reducing to 8'4

**KITCHEN**

15'2 x 8'2

**FAMILY / DINING ROOM**

14'1 reducing to 8'10 x 10'5

**FIRST FLOOR LANDING**

7'5 x 2'11

**BEDROOM ONE**

14'0 x 9'5

**BEDROOM TWO**

11'8 x 9'2

**BEDROOM THREE**

10'6 x 7'2 reducing to 5'10

**MODERN REFITTED SHOWER ROOM**

**REAR GARDEN**

60 x 22

**AGENTS NOTE**

This property does not have off road parking, residents will need to use the area outside in the street





## Viewings

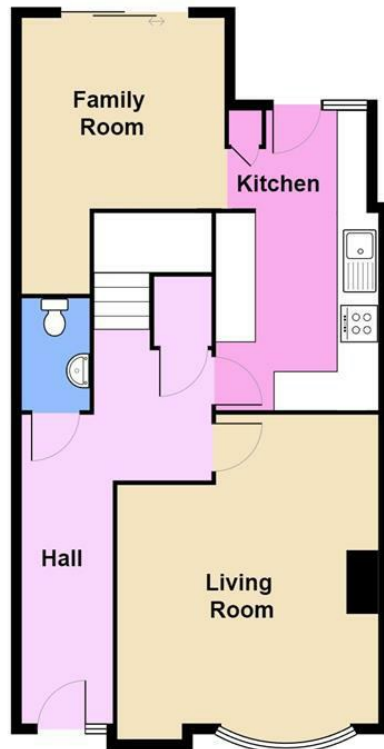
Viewings by arrangement only. Call 01277 626 541 to make an appointment.

## EPC Rating:

D

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			77
(69-80) C		61	
(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**  
Area: 59.0 m<sup>2</sup> ... 635 ft<sup>2</sup>



**1st Floor**  
Area: 40.6 m<sup>2</sup> ... 437 ft<sup>2</sup>



Total Area: 99.6 m<sup>2</sup> ... 1072 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.



AIW Energy Assessors Limited  
Energy Performance Certificate (EPC) No: 108/2776/2024  
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