



1 Leighs Rifleman, Billericay, CM12 0XB

Offers In Excess Of £500,000

- THREE BEDROOM
- MODERN KITCHEN / DINING ROOM
- UTILITY ROOM
- UNOVERLOOKED GARDEN
- UNDER 1 MILE TO STATION
- SEMI DETACHED
- CONVERTED GARAGE (CURRENTLY USED AS A PLAYROOM)
- REFITTED BATHROOM
- QUIET CUL DE SAC
- SOUGHT AFTER LOCATION

Tucked away in a quiet Cul De Sac in North Billericay, is this 3 bedroom semi-detached family home, with parking to the front for two cars. The property has been lovingly extended to fully utilise the space within the house. Upon entry is the spacious hallway with the stairs directly in front. To the left is the downstairs cloakroom and the utility room thereafter which has space for a washing machine, tumble dryer and further storage units. Leading back through from the hallway is the Lounge at the rear of the property which is a good size and offers plenty of space for sofas and storage with sliding doors to the garden and the decking area beyond. From the lounge, the modern and well-presented Kitchen / Diner can be found with integrated Neff Double Stacked Oven, Dishwasher, Hob and Fridge and Freezer. The front of the property has been converted into a playroom but could also be used as an office or a further bedroom, dependent on the new owner's preferences. On the first floor are three double bedrooms, an airing cupboard and a modern family bathroom with Bath and Shower Cubicle. Externally, the property has a South West Facing Garden with decking providing space for a seating area and lawn thereafter. The house is situated within easy walking distance from the local parks, highly recommended Butchers, Off License, News Agents and Post office, with Billericay's Mainline Railway Station being under a mile away. Viewing of this property is highly recommended to appreciate the location and accommodation on offer.



Council Tax Band: D



Entrance Hall
8'8 x 6'2

Downstairs W.C
5'5 x 2'7

Utility Room
9'5 x 4'6

Lounge
15'0 x 11'11

Kitchen
11'2 x 8'0

Dining Area
11'2 x 9'0

Playroom
15'5 x 10'9

Landing
8'3 x 2'5

Bedroom One
14'4 x 11'1

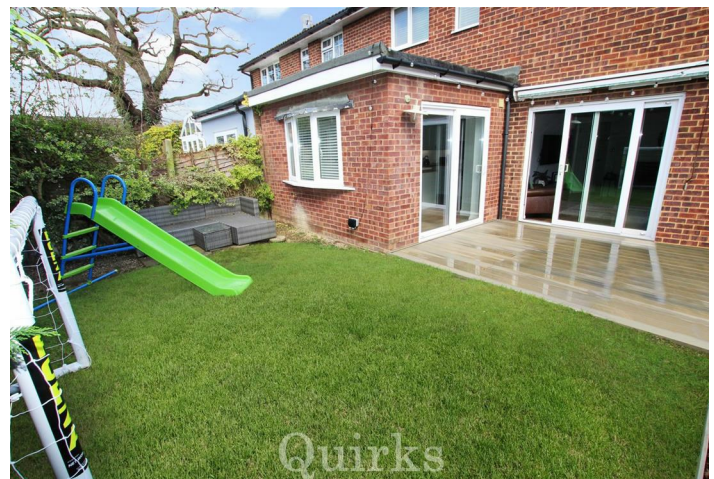
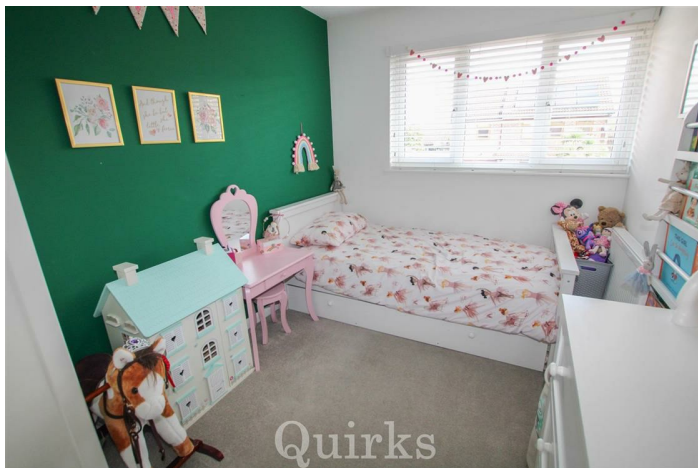
Bedroom Two
11'0 x 8'1

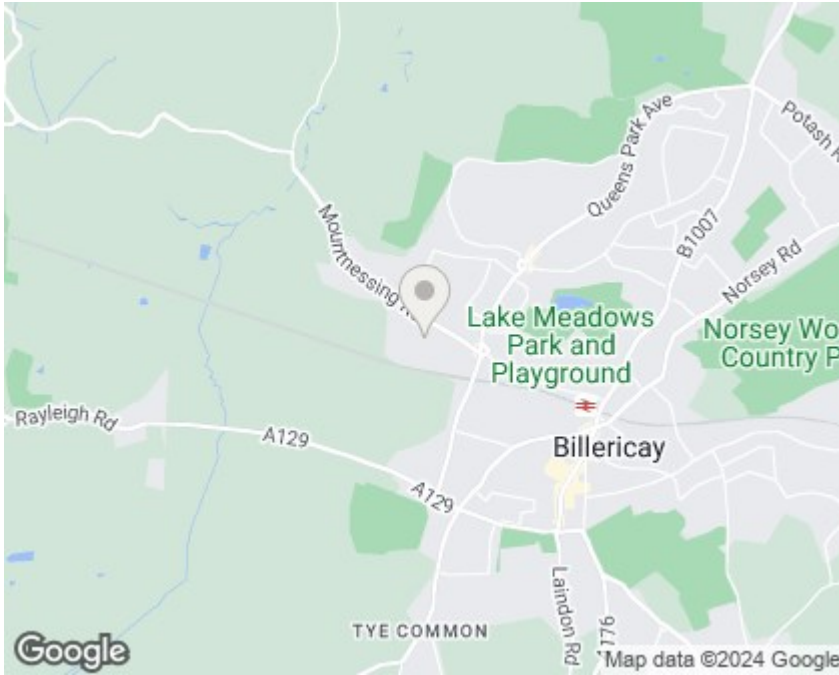
Bedroom Three
10'7 x 7'7

Family Bathroom
11'0 x 5'1

Rear Garden

South West Facing





Viewings

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

EPC Rating:

C

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			87
(81-91) B		75	
(69-80) C			
(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: 59.4 m² ... 640 ft²



1st Floor
Area: 40.4 m² ... 435 ft²



Total Area: 99.8 m² ... 1074 ft²

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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