



## 10 Warrington Square, Billericay, CM12 0XD

Offers In The Region Of £500,000

- Semi-Detached
- Large Living / Dining Room
- Integral Garage
- Landscaped Garden
- Three Bedrooms
- Modern Fitted Kitchen
- Driveway For Two Cars
- Modern Throughout

# 10 Warrington Square, Billericay CM12

## NYD

Upon entering, you'll be welcomed by a bright, open-plan living and dining area that maximizes space and light, creating an inviting atmosphere. The adjoining kitchen features sleek, high-quality finishes, including stylish grey cabinetry, a quartz worktop, and integrated appliances, making it an ideal space for cooking and entertaining.

On the first floor, the property offers three well-proportioned double bedrooms, each offering plenty of space for rest and relaxation. The third bedroom is currently set up as a dressing room, complete with floor-to-ceiling mirrored wardrobes. The family bathroom has been thoughtfully designed to provide a soothing environment, perfect for unwinding after a long day.

Externally, the property benefits from off-street parking for two vehicles on a modern block-paved driveway, with the added bonus of an integral garage that offers potential for conversion to suit your future needs.

The rear garden is designed for ease of upkeep, with a paved patio and low-maintenance artificial grass, providing a peaceful outdoor retreat.

The home is located just minutes from Billericay's bustling town centre, providing easy access to shops, restaurants, and transport links, including the nearby station.

This exceptional property is a must-see for anyone looking for a modern, well-maintained home in a prime location. Don't miss the opportunity to make it yours—schedule a viewing today!



Council Tax Band: D



**Lounge/Dining Room**

21'7" x 11'5"

**Garden Room**

10'4" x 9'6"

**Kitchen**

8'6" x 10'8"

**Garage**

15'3" x 7'8"

**Bedroom One**

12'7" x 9'4"

**Bedroom Two**

9'5" x 9'8"

**Third Bedroom**

6'3" x 9'4"

**Bathroom**

5'4" x 6'6"





## 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			
(69-80) C			
(55-68) D		67	80
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

GROUND FLOOR  
588 sq.ft. (54.7 sq.m.) approx.

1ST FLOOR  
409 sq.ft. (38.0 sq.m.) approx.



TOTAL FLOOR AREA : 998 sq.ft. (92.7 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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