



12 Henham Close, Billericay, CM11 2NF

Guide Price £515,000

- FOUR BEDROOMS
- SEMI DETACHED HOUSE
- THREE RECEPTION ROOMS
- GROUND FLOOR W.C
- GARAGE
- WELL PRESENTED
- MODERN KITCHEN
- UTILITY ROOM
- DRIVEWAY WITH PARKING
- XX FACING GARDEN

Nestled in a quiet cul-de-sac in the desirable east of Billericay, this immaculately presented four-bedroom semi-detached family home offers a perfect blend of space and functionality. Upon entering, you'll find a convenient downstairs WC immediately to the left, followed by a generous lounge featuring a focal point fireplace and plenty of room for sofas and additional furniture. To the rear of the lounge is a modern kitchen, complete with space for essential appliances such as a fridge/freezer, hob, oven, microwave and a dishwasher. Adjacent to the kitchen is a dining room, ideal for family meals, with ample space for a six-seater dining table. From here, you'll pass through to the utility room, which houses the washing machine and dryer, and also provides internal access to the integral garage. On the opposite side of the kitchen, a cozy sitting room offers another versatile space for lounging or entertaining. Upstairs, the property boasts four bedrooms, including three spacious doubles and one well-proportioned single. The family bathroom is modern and well-maintained, featuring a sleek three-piece suite in white. Externally, the property enjoys a 50ft rear garden, ideal for outdoor relaxation, as well as a driveway with off-street parking for two cars. This beautifully presented home is ready to move into and offers everything a growing family could need.



Council Tax Band:



Entrance Porch

5'3 x 3'5

Ground Floor Cloakroom

5'3 x 2'9

Lounge

17'3 x 17'0

Dining Room

19'0 x 7'2

Sitting Room

13'1 x 8'4

Kitchen

13'0 x 8'2

Landing

11'5 x 9'1

Bedroom One

13.6 x 9'9

Bedroom Two

9'4 x 8'3

Bedroom Three

9'3 x 8'5

Bedroom Four

11'9 x 6'9

Bathroom

6'8 x 5'3

Garden

East Facing, 50ft





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		82
(81-91) B		
(69-80) C	69	
(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

1ST FLOOR



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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