



16 Montague Way, Billericay, CM12 0UB

Offers In Excess Of £450,000

- NO ONWARD CHAIN
- SEMI-DETACHED
- OPEN PLAN KITCHEN / DINER
- TWO RECEPTION ROOMS
- GARAGE & PARKING
- THREE BEDROOMS
- WELL PRESENTED
- RECENTLY REDECORATED
- LOW MAINTENANCE GARDEN
- CLOSE TO LOCAL SHOPS & SCHOOLS

Located in the sought after Queens Park Development is this well presented three bedroom semi- detached home within walking distance of the local shops and park. Recently redecorated with new flooring throughout, this home boasts a stylish and well-presented interior. The heart of the home is the stunning open-plan kitchen/diner, ideal for entertaining, complemented by two spacious reception rooms for relaxation or work-from-home flexibility. Outside, enjoy a low-maintenance garden and the convenience of a detached garage. Situated in a sought-after location, this property is just a short walk from local shops, schools, and a nearby park, making it the ideal choice for families. Offered for sale with NO ONWARD CHAIN.

 3

 1

 1

 D

Council Tax Band: C



Hall

7 x 6'5

Living Room

16 x 9'9

Family Room

11'1 x 10'5

Kitchen / Diner

15'2 x 10'8

Landing

9'5 x 6'3

Bedroom One

19'8 x 9'8

Bedroom Two

10'3 x 9'3

Bedroom Three

8'2 x 7'7

Bathroom

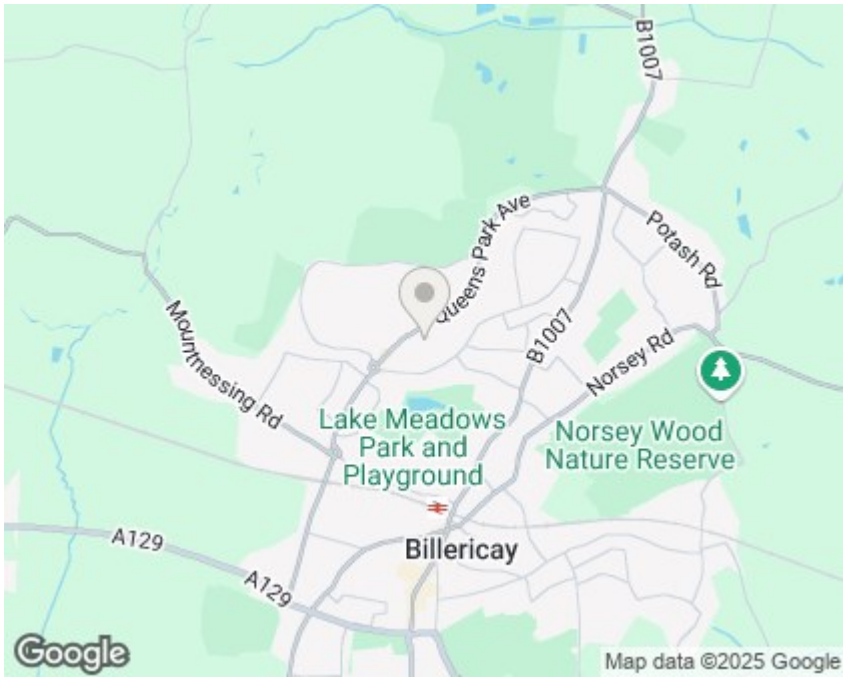
7'9 x 6'9

Garage & Workshop

Off road parking

No onward chain





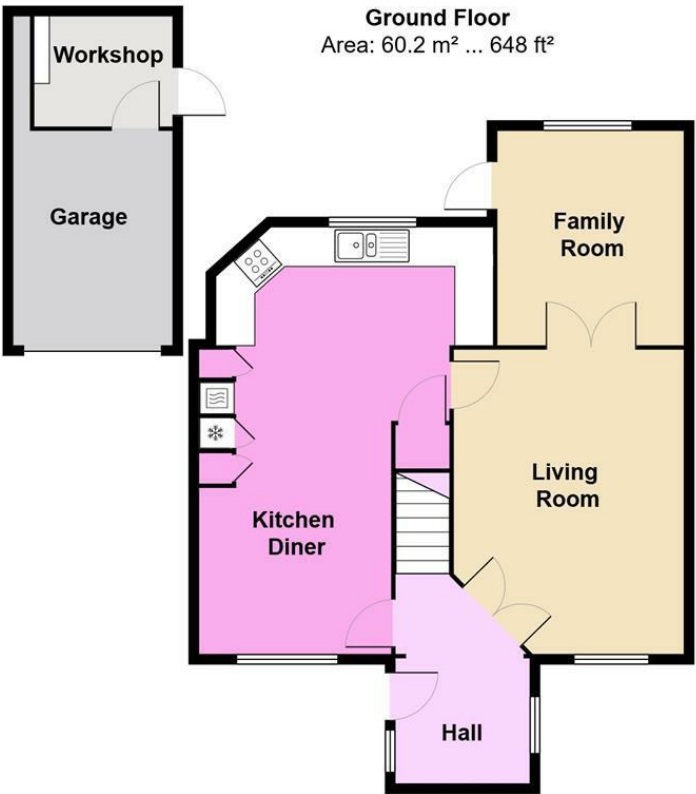
Viewings

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		81
(69-80) C	68	
(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	



1st Floor
Area: 37.2 m² ... 400 ft²



Total Area: 110.5 m² ... 1190 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 This plan is for illustrative purposes and so only be used as such.



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