



23 Hammonds Lane, Billericay, CM11 2SZ

Asking Price £415,000

- CUL-DE-SAC LOCATION
- CONSERVATORY
- NEARBY SCHOOLS & SHOPS
- MODERN KITCHEN & BATHROOM
- PARKING & GARAGE
- 21FT LIVING ROOM
- IMMACULATELY PRESENTED
- SOLAR PANELS
- THREE BEDROOMS
- GREAT BURSTEAD AREA

Modern and immaculately presented three bedroom family home. This property simply must be viewed and is situated in a quiet Cul-de-sac, in the popular Great Burstead area, just a short walk to open countryside, highly regarded schools and convenience shops. You are immediately greeted by a modern and recently decorated entrance hallway, with built-in under stairs storage and glass balustrading to the stair case. The fitted kitchen has a range of wall and base level units, integrated oven, four ring gas hob, dishwasher, sink / drainer and space for fridge / freezer. There is a wall opening to the conservatory, allowing natural light from the back of the house. The sizeable ground floor reception space, includes an impressive 21ft living room, open plan to a double glazed conservatory, which is currently used as a dining area and benefits from air conditioning. The first floor has the benefit of an updated family bathroom with a white three piece suite and built-in airing cupboard. There are three bedrooms, the third with a built-in storage cupboard / wardrobe in addition to loft space. Externally the rear garden is well cared for by the current Vendors, offering a low maintenance entertaining area, with a sandstone patio and mature trees and shrubs to the borders, there is also rear gate access and recently installed, raised fencing for privacy. The property has an allocated parking space in the residents parking area, as well as a garage / storage shed, further on road parking is available outside the property. Billericay Mainline Railway Station is located 1.6 miles from this property.



Council Tax Band: C



ENTRANCE HALLWAY

9'5 x 6'6

KITCHEN

11'9 reducing to 8'3 x 7'11

LIVING ROOM

21'7 x 10'7 reducing to 9'0

DOUBLE GLAZED CONSERVATORY

13'7 x 8'8

FIRST FLOOR LANDING

BEDROOM ONE

10'4 x 9'6

BEDROOM TWO

11'10 x 7'3

BEDROOM THREE

9'8 reducing to 6'0 x 8'7

FAMILY BATHROOM

8'5 x 6'6 reducing to 3'10

LOW MAINTENANCE REAR GARDEN

23 x 18

ALLOCATED PARKING SPACE

GARAGE / STORAGE SHED

14'8 x 7'7





Viewings

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

EPC Rating:

B

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B	82	87
(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	



This floor plan is for illustrative purposes only. All representations including ground area, walls, windows and doors are approximate and not to scale. The area shown is for reference only and does not include any outbuildings or other structures. The area shown is for reference only and does not include any outbuildings or other structures. The area shown is for reference only and does not include any outbuildings or other structures.