



## 17 Laindon Road, Billericay, CM12 9LL

**Offers In Excess Of £475,000**

- SCOPE TO EXTEND (STPP)
- 70FT REAR GARDEN
- CLOSE PROXIMITY TO HIGH STREET
- OVERLOOKING PLAYING GREEN AT SUN CORNER
- LIVING ROOM & DINING ROOM
- GARAGE & PARKING
- THREE BEDROOMS
- WALKING DISTANCE TO SCHOOLS
- LARGE BOARDED LOFT SPACE
- RECENTLY INSTALLED ROOF AND NEW RENDERING



Rarely available in such a central location for Billericay High Street, Mainline Station and both Quilters Infant & Junior School & Billericay Secondary School. This three bedroom family home, offers plenty of scope to extend (subject to planning consent) with a 70ft rear garden, attached garage to the side and substantial loft space. There is a spacious hallway with built-in storage space, living room to the front aspect with feature gas fire, dining room with double glazed patio doors, dual aspect kitchen, with garden access, a range of wall and base level units, spaces for fridge / freezer and washing machine, stainless steel sink / drainer, integrated four ring gas hob and oven, built-in storage cupboard. The first floor landing benefits from a side window and access to the loft, which is boarded and houses the combination gas boiler, there is also a pull down ladder. for easy access. Bedroom one overlooks the rear garden with built-in storage, bedroom two is also a sizeable double room, with a double built-in wardrobe and bedroom three would make an ideal study or children's bedroom, also with the advantage of built-in storage space / wardrobes. There is a bathroom and separate W.C currently and these two rooms could be combined straight forwardly if required. Externally there is off road parking, attached garage and side gate access to the rear garden, with patio area, steps to the raised lawn, storage shed and conifers to the boundaries, adding privacy. In need of some modernisation, also offering a tremendous amount of potential to create further accommodation, early viewing is strongly advised.



Council Tax Band: D





**ENTRANCE HALLWAY**

9'10 x 6'3

**LIVING ROOM**

12'5 x 11'4

**DINING ROOM**

10'10 x 9'9

**KITCHEN**

11'1 x 8'11

**FIRST FLOOR LANDING**

12'5 reducing to 7'0 x 7'1

**FAMILY BATHROOM**

7'2 reducing to 5'7 x 4'5

**SEPARATE W.C**

4'4 x 2'5

**BEDROOM ONE**

11'8 x 11'2

**BEDROOM TWO**

11'4 x 10'5

**BEDROOM THREE**

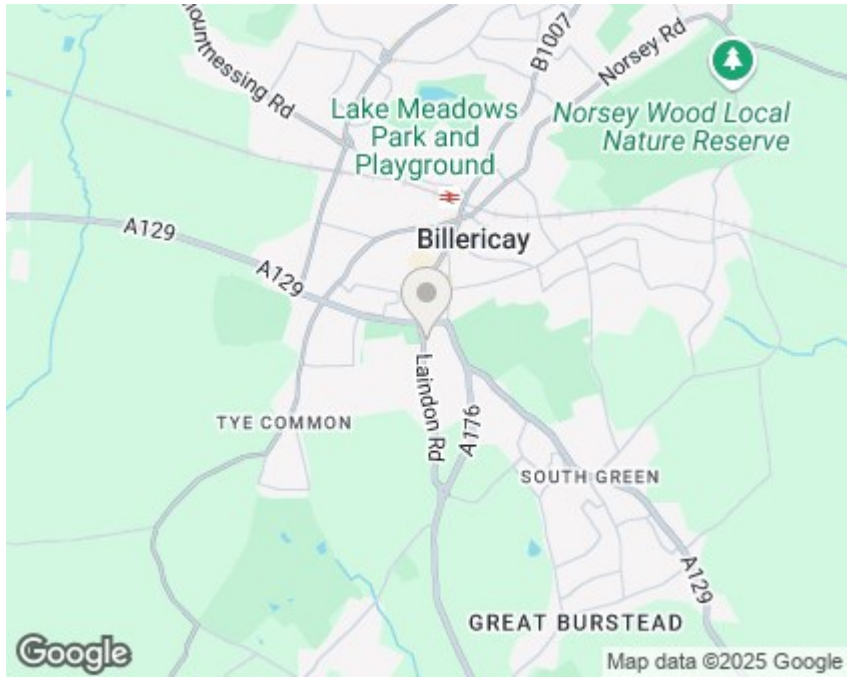
8'5 x 8'2

**REAR GARDEN- 70FT IN DEPTH (21.34m)**

**ATTACHED GARAGE**

**OFF ROAD PARKING**





## Viewings

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

## EPC Rating:

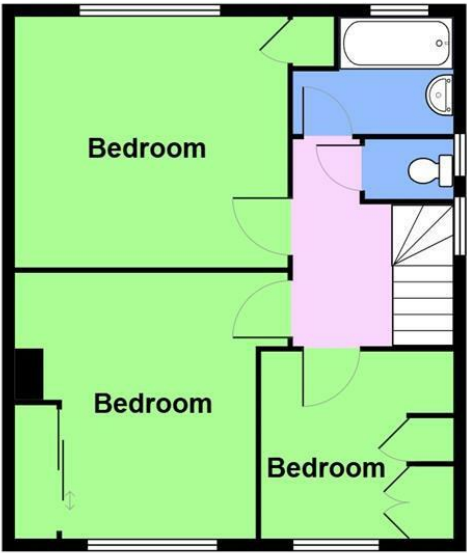
C

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		84
(81-91) B		
(69-80) C	70	
(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: 51.4 m<sup>2</sup> ... 553 ft<sup>2</sup>

**1st Floor**  
Area: 39.9 m<sup>2</sup> ... 429 ft<sup>2</sup>



**Total Area: 91.3 m<sup>2</sup> ... 983 ft<sup>2</sup>**

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.

