

10 Gordon Close, Billericay, CM12 0HX

Guide Price £500,000

- CUL-DE-SAC LOCATION
- GARAGE & TWO STORAGE SHEDS
- GROUND FLOOR EXTENSION
- GROUND FLOOR SHOWER & FIRST FLOOR BATH
- CLOSE PROXIMITY TO MAINLINE STATION
- THREE BEDROOMS
- 76FT REAR GARDEN
- BLOCK PAVED DRIVEWAY TO FRONT
- THREE RECEPTION ROOMS
- NEARBY BRIGHTSIDE SCHOOL

Situated in a popular Cul-de-sac, located just 0.7 miles to Billericay Mainline Station and within close proximity of Brightside School, is this extended three bedroom family home. Key features include, a Glow Worm combination gas boiler, electric car charging point, replacement UPVC double glazing and front door. Excellent built in security with 4 external CCTV cameras and Smart controlled home alarm system. The ground floor benefits from a spacious hallway, three reception rooms, with the option to one as a bedroom, which is adjacent to the ground floor shower room. The fitted kitchen has a range of appliances built in, including integrated fridge & separate freezer, four ring gas hob, electric oven and washer / dryer. The first floor has a fully tiled family bathroom, two double bedrooms with built-in and fitted wardrobes, the third bedroom is currently arranged as a dressing room, the free standing wardrobes will remain. Externally the garden is an impressive size, measuring 76ft in depth, with a North West facing aspect. There is a block paved patio, side gate access, garage and two storage sheds.



Council Tax Band: D



ENTRANCE HALLWAY

11'8 x 5'6

KITCHEN

11'1 x 7'5

LIVING ROOM

13'5 x 11'10

DINING ROOM

11'1 x 9'9

FAMILY ROOM / BEDROOM

9'1 x 8'7

INNER HALLWAY TO GARDEN

9'1 x 5'0 reducing to 4'4

GROUND FLOOR SHOWER ROOM

6'7 x 2'10

FIRST FLOOR LANDING

8'6 x 6'5

FAMILY BATHROOM

6'4 x 5'5

BEDROOM ONE

11'7 x 9'10

BEDROOM TWO

11'2 x 10'9 reducing to 8'10

BEDROOM THREE

8'5 reducing to 7'5 x 6'9

FAMILY BATHROOM

6'4 x 5'5

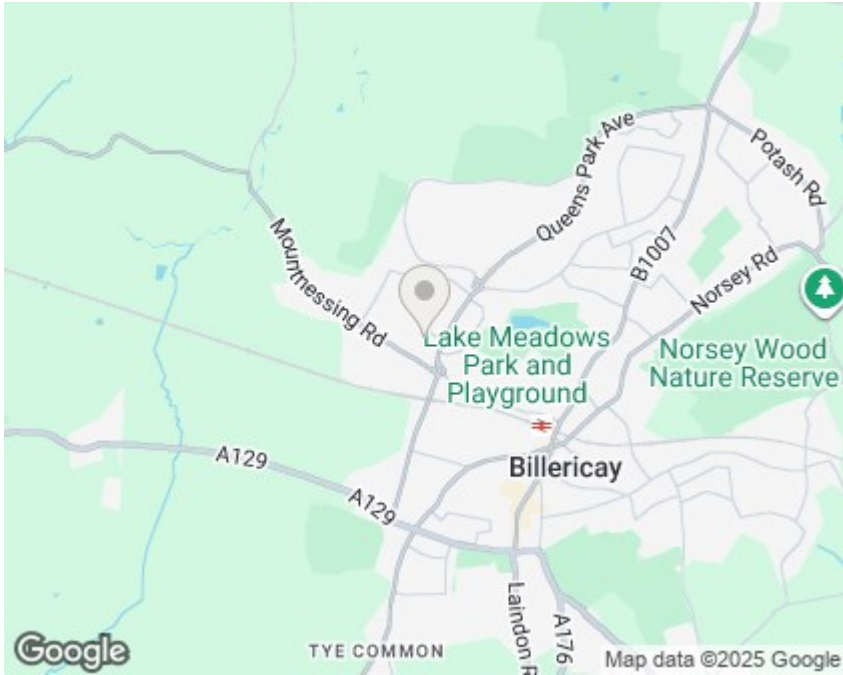
REAR GARDEN

76

BLOCK PAVED DRIVEWAY TO FRONT

SHARED ACCESS TO GARAGE





Viewings

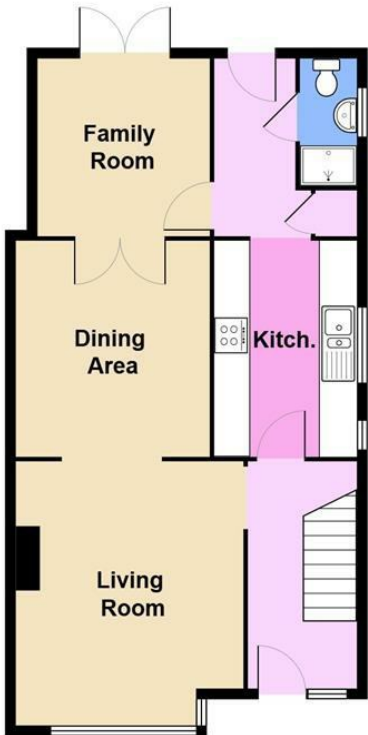
Viewings by arrangement only. Call 01277 626 541 to make an appointment.

EPC Rating:

D

| Energy Efficiency Rating | | |
|---|-------------------------|-----------|
| | Current | Potential |
| Very energy efficient - lower running costs | | |
| (92 plus) A | | |
| (81-91) B | | 85 |
| (69-80) C | | |
| (55-68) D | 66 | |
| (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: 53.7 m² ... 578 ft²



1st Floor
Area: 37.7 m² ... 406 ft²



Total Area: 91.4 m² ... 984 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 mis statement. This plan is for illustrative purposes and so only be used as such.