



## 80 The Warren, Billericay, CM12 0LN

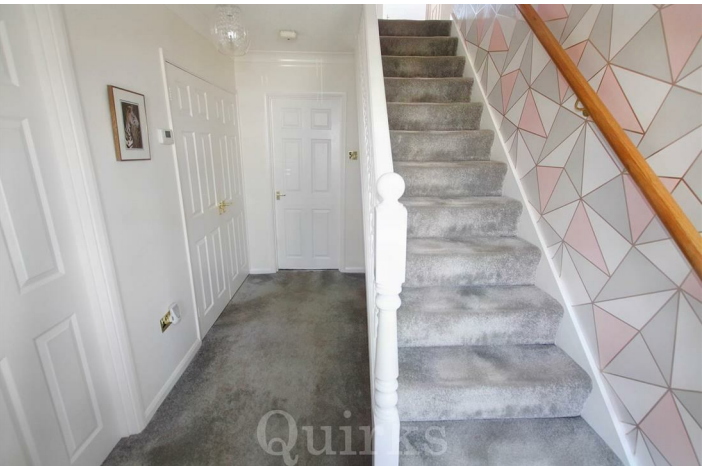
**Guide Price £540,000**

- FOUR SPACIOUS BEDROOMS
- CUL-DE-SAC LOCATION
- W.C & SHOWER ROOM
- LOUNGE & DINING ROOM
- EXCELLENT STORAGE SPACE
- LANDSCAPED GARDEN
- BRIGHTSIDE AREA
- MODERN INTEGRATED KITCHEN
- RECENTLY INSTALLED COMBI BOILER
- IMMACULATELY PRESENTED

This immaculately presented four bedroom semi-detached house, is situated in a popular Cul-de-sac within the Brightside area of Billericay, close to schools and Billericay Mainline Railway Station. Deceptively spacious from the outside, you are immediately greeted by a sizeable entrance hallway with plenty of built-in storage, housing the Smart electric & gas meters, there is also a modern ground floor W.C. To the rear aspect is a naturally light lounge, with access to the garden, the dual aspect kitchen / breakfast room has a range of integrated appliances including dishwasher, microwave, washing machine and tumble dryer, fridge / freezer, Neff electric oven and four ring gas hob, there is side access and double doors to the converted garage, providing an additional reception room, which is ideal as a dining room or separate sitting room. To the first floor are four good sized bedrooms, three of which have built-in wardrobes. The fully tiled shower room has been refitted, to include a modern white suite, with a double width walk-in shower, with Aqualisa electric shower, low level W.C and vanity unit wash hand basin, chrome heated towel rail. The first floor landing has access to the partly boarded loft, which has a fitted ladder and houses a Worcester combination boiler, installed in the Summer of 2022. The property benefits from a long independent driveway, an un-overlooked rear garden, with resin bonded patio and side access, the remainder laid to lawn, flower & shrub borders and timber storage shed.



Council Tax Band: E



**ENTRANCE HALLWAY**

12'10" x 6'11"

**GROUND FLOOR W.C**

**LOUNGE**

19'7" x 11'1"

**KITCHEN/BREAKFAST ROOM**

17'0" x 7'9"

**DINING ROOM / SITTING ROOM**

17'4" x 8'4"

**FIRST FLOOR LANDING**

**BEDROOM ONE**

12'7" x 10'3"

**BEDROOM TWO**

12'6" x 8'8"

**BEDROOM THREE**

12'3" x 8'9"

**BEDROOM FOUR**

10'3" x 8'3"

**FAMILY SHOWER ROOM**

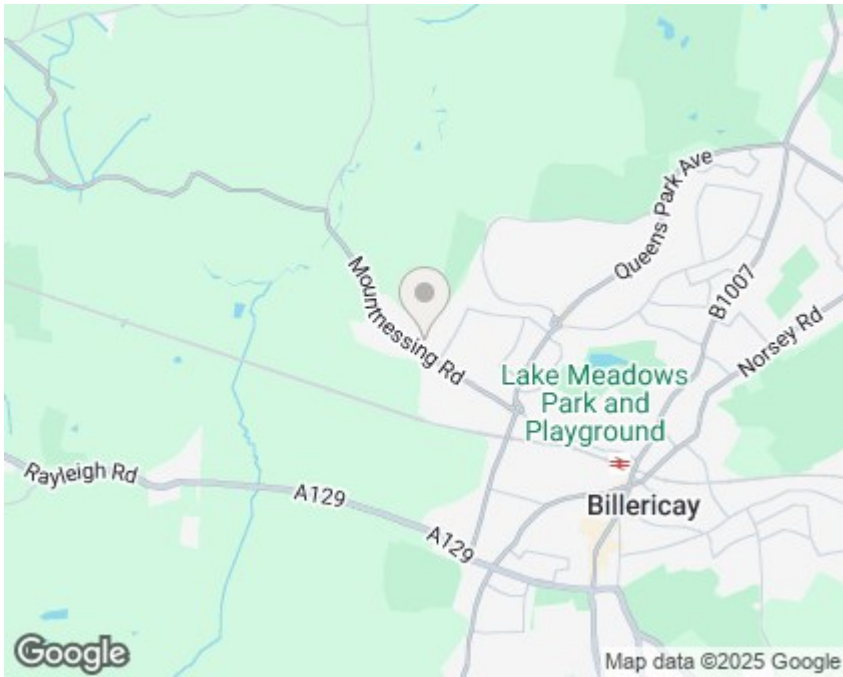
6'8" x 5'6"

**INDEPENDENT DRIVEWAY**

**LANDSCAPED REAR GARDEN**

42'0" x 23'0"






## Viewings

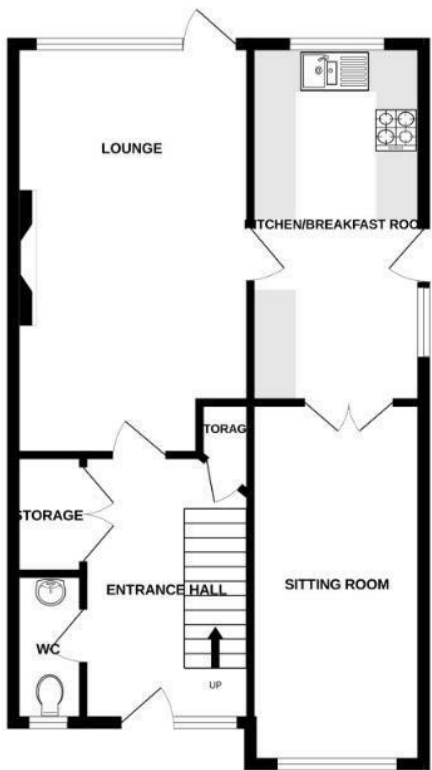
Viewings by arrangement only. Call 01277 626 541 to make an appointment.

## EPC Rating:

D

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		<b>83</b>
(69-80) <b>C</b>		
(55-68) <b>D</b>	<b>66</b>	
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC 	

GROUND FLOOR



1ST FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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