



## 7 Rutherford Close, Billericay, CM12 0YR

Offers In Excess Of £375,000

- NO ONWARD CHAIN
- GOOD SIZE LOUNGE / DINER
- SEPARATE GARAGE
- SOUGHT AFTER LOCATION
- WALKING DISTANCE TO STATION
- TWO DOUBLE BEDROOMS
- MODERN BATHROOM
- DRIVEWAY FOR 2+ CARS
- CLOSE TO LOCAL SCHOOLS
- PARK CLOSE BY



This two-bedroom semi-detached house is situated in a peaceful cul-de-sac within the Queens Park Development and is being offered with no onward chain. Upon entering, you'll find a hallway that leads to the kitchen on the left, which is equipped with a built-in oven and hob, along with space for a fridge/freezer and washing machine. To the rear of the property is a generously sized lounge/diner, complete with French doors that open to the garden. Upstairs, there are two double bedrooms, with the second bedroom featuring built-in storage. The modern bathroom offers a three-piece white suite, including a shower over the bath. Externally, the secluded garden faces northwest, providing a private outdoor space. The property also benefits from a separate garage and a driveway with space for two cars. Rutherford Close is conveniently located near local schools, parks, and convenience shops, with Billericay High Street just a short drive away.



Council Tax Band: C



Entrance Hall  
10'9 x 5'7

Kitchen  
10'9 x 5'9

Lounge  
13'7 x 11'9

Bedroom One  
11'8 x 8'9

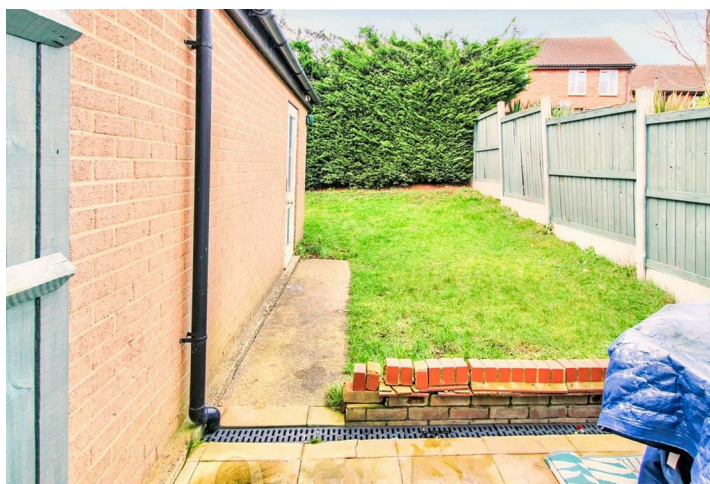
Bedroom Two  
11'8 x 9'4

Bathroom  
6'11 x 5'5

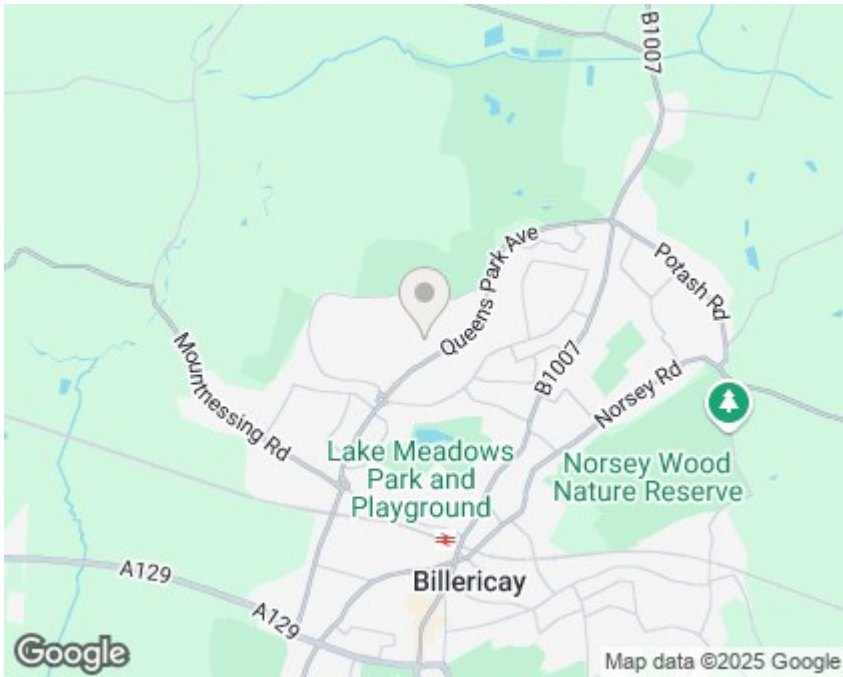
Garden

Separate Garage

Driveway for Two + Cars







## Viewings

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

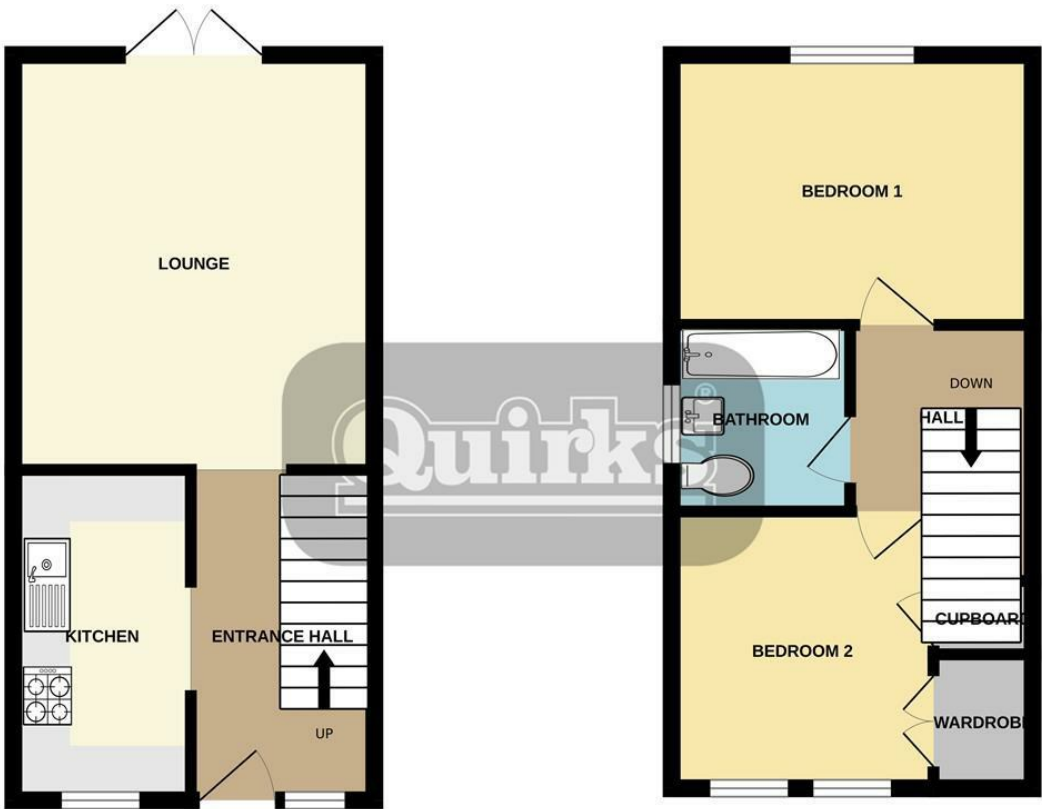
## EPC Rating:

C

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		<b>90</b>
(81-91) <b>B</b>		
(69-80) <b>C</b>	<b>74</b>	
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC

GROUND FLOOR

1ST FLOOR



This floor plan is for illustrative purposes only. All representations including measurements, doors, windows and fixtures are approximate and NOT TO SCALE. The total floor area includes all floor space associated with the property including garages and outbuildings as depicted. No appliances or services are confirmed as included or tested.  
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