



6 Dukes Farm Close, Billericay, CM12 0QB

Chain Free £475,000

- SUBSTANTIAL PLOT WITH SCOPE TO EXTEND (STPP)
- NEARBY BUTTSBURY & MAYFLOWER SCHOOLS
- 22FT LIVING ROOM
- EXTENSIVE PARKING & DOUBLE GATES
- THREE BEDROOMS
- CUL-DE-SAC LOCATION
- NO ONWARD CHAIN
- GARAGE & STORAGE SHED
- WALKING DISTANCE OF LAKE MEADOWS
- CLOSE PROXIMITY TO SHOPS & 300 BUS ROUTE

Situated in a highly sought after area for Buttsbury & Mayflower schools, is this three bedroom, semi-detached family home, offered for sale with NO ONWARD CHAIN. This property is nestled in a quiet cul-de-sac, with a large corner plot, providing a unique opportunity to create further accommodation, with plenty of room for a side extension or space to build an annexe if required, subject to planning consent being granted, this is the same to the rear aspect, with space to extend the kitchen / living area. The independent driveway has double gates leading to a detached garage, two storage sheds and a greenhouse, further parking available to the side of the house, suitable for several vehicles. Internally the light and spacious hallway has plenty of built-in storage and leads to a sizeable living room 22ft (6.7 meters) with feature fireplace, originally the house was built with patio doors, this would be a straight forward addition to change if preferred. The dual aspect kitchen, has garden access, built-in pantry cupboard, wall and base level units, stainless steel sink / drainer, spaces for oven, fridge / freezer and washing machine. The naturally light first floor landing has a built-in airing cupboard and loft access, with fitted ladder. Bedrooms one and two benefit from fitted / built-in wardrobes and bedroom three would make an ideal children's bedroom or study. The family bathroom is fully tiled, with a modern white suite, with paneled bath and electric shower above. This property is conveniently located for nearby shops, the 300 bus route, Billericay Mainline Railway Station and Lake Meadows Park.



Council Tax Band: D



ENTRANCE HALLWAY

11'2 x 7'6

KITCHEN

11'5 x 8'1

LIVING ROOM

22'7 x 10'7

FIRST FLOOR LANDING

8'8 x 6'11

BEDROOM ONE

10'1 x 9'8

BEDROOM TWO

11'4 x 8'7

BEDROOM THREE

8'3 x 7'9

FAMILY BATHROOM

6'10 x 5'5

DETACHED GARAGE

EXTENSIVE OFF ROAD PARKING

DOUBLE GATES TO REAR GARDEN

LARGE CORNER PLOT





Viewings

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

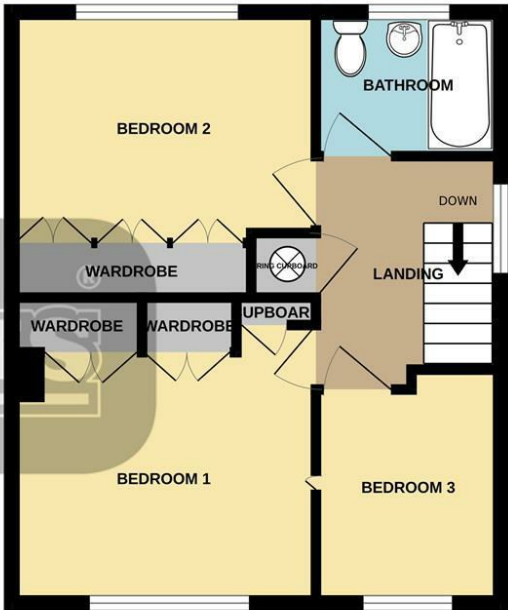
EPC Rating:

E

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		82
(69-80) C		
(55-68) D		
(39-54) E	54	
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

BASEMENT
402 sq.ft. (37.4 sq.m.) approx.

FIRST FLOOR
397 sq.ft. (36.9 sq.m.) approx.



TOTAL FLOOR AREA : 799 sq.ft. (74.3 sq.m.) approx.
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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