



11 Hunts Mead, Billericay, CM12 9JA

Offers In The Region Of £425,000

- NO ONWARD CHAIN
- CLOSE TO HIGH STREET & MAINLINE STATION
- 60FT REAR GARDEN
- DOUBLE GLAZED CONSERVATORY
- OVERLOOKING GREEN TO FRONT
- HUGE POTENTIAL TO EXTEND (STPP)
- GARAGE & OFF ROAD PARKING
- TWO DOUBLE BEDROOMS
- 22FT LOUNGE / DINING ROOM
- MODERN WORCESTER BOILER

*** NO ONWARD CHAIN *** Offered to the market for the first time since the 1970's, is this two double bedroom semi-detached house, with excellent scope to extend, subject to planning consent. Located in a highly sought after road, overlooking a green to the front aspect and within close proximity to Billericay High Street, Mainline Station, nearby schools and Sun Corner playing field. The accommodation includes an entrance porch and hallway with under-stairs storage, fitted kitchen with Worcester gas boiler, stainless steel sink / drainer, and spaces for gas cooker, fridge and freezer, 22ft lounge / diner with feature gas fireplace, double glazed sliding door to conservatory with plumbing for washing machine and French doors to the garden. The staircase and landing area features three windows to the side aspect and another to the front, providing plenty of natural light, there is also a built-in airing cupboard housing the hot water cylinder and loft access. Bedrooms one and two can both comfortably take double bedrooms and wardrobes, there is a storage cupboard in the eaves of bedroom two. Externally the property has the advantage of a 60ft rear garden, which is North West facing, with side gate access, storage shed and greenhouse to remain, shared driveway access to detached garage and block paved parking area to front.



Council Tax Band: D



ENTRANCE PORCH

5'11 x 4'2

HALLWAY

10'11 x 8'11 reducing to 5'10

LOUNGE / DINING ROOM

22'4 x 12'11 reducing to 9'8

KITCHEN

8'11 x 7'7

DOUBLE GLAZED CONSERVATORY

14'4 x 9'3 reducing to 7'3

FIRST FLOOR LANDING

10'9 x 2'10

BEDROOM ONE

13'0 x 11'10

BEDROOM TWO

13'0 x 9'9

SHOWER ROOM

7'10 x 5'8

REAR GARDEN

60

OFF ROAD PARKING TO FRONT

SHARED DRIVE TO DETACHED GARAGE





Viewings

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

EPC Rating:

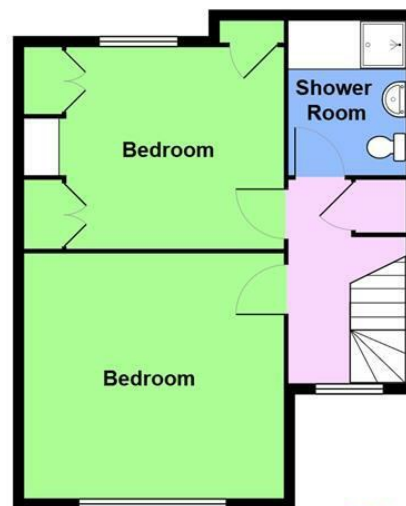
D

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D	63	83
(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: 52.9 m² ... 570 ft²



1st Floor
Area: 37.4 m² ... 403 ft²



Total Area: 90.3 m² ... 972 ft²



NWL Energy Assessments Limited
Energy Performance Certificate - Issue Date: 11/09/2023
** Energy Assessed on the 11/09/2023 ** E: Assessment@nwle.co.uk

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.