



## 7 Dorset Way, Billericay, CM12 0UD

Offers Over £435,000

- THREE BEDROOMS
- REFITTED FAMILY BATHROOM
- GARAGE & OFF ROAD PARKING
- IDEAL FIRST TIME PURCHASE
- CLOSE TO LAKE MEADOWS & MAINLINE STATION
- SCOPE TO EXTEND (STPP)
- KITCHEN / BREAKFAST ROOM
- NEARBY SCHOOLS AND SHOPS
- EXCELLENT DECORATIVE ORDER
- NO ONWARD CHAIN



Offered for sale with \* NO ONWARD CHAIN \* and situated under one mile from Billericay's Mainline Railway Station and within close proximity of Buttsbury & Mayflower Schools. This three bedroom, end of terrace house benefits from being in a quiet walkway on a corner plot, boasting wrap around garden and also with a garage in block and off road parking space. Internally, you are greeted by entrance hallway which follows through to the spacious lounge. The modern kitchen / diner has garden access and has been recently updated to include a stainless steel sink / drainer, built in oven, hob and extractor fan with space for washing machine and dryer and fridge / freezer, storage cupboard and space for dining table. To the first floor is a refitted family bathroom with modern white suite including bath with rainfall shower above, W.C and vanity unit wash hand basin, in addition there are two double bedrooms with a third bedroom big enough to be a study or nursery. This popular road in the Queens Park Development is also just a short walk to convenience shops at The Pantiles, with soon to be opened Aldi Supermarket due in late 2025.



Council Tax Band: C





**ENTRANCE HALLWAY**

6'4 x 6'3

**LOUNGE**

12'4 x 16'1

**KITCHEN / BREAKFAST ROOM**

15'9 x 9'1

**FIRST FLOOR LANDING**

9'3 x 6'2

**REFITTED FAMILY BATHROOM**

6'7 x 5'5

**BEDROOM ONE**

12' 9 x 9'2 plus wardrobes

**BEDROOM TWO**

9'4 x 8'8

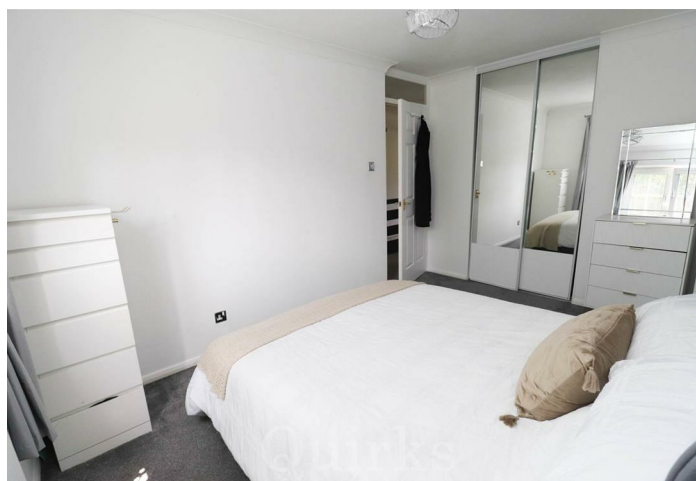
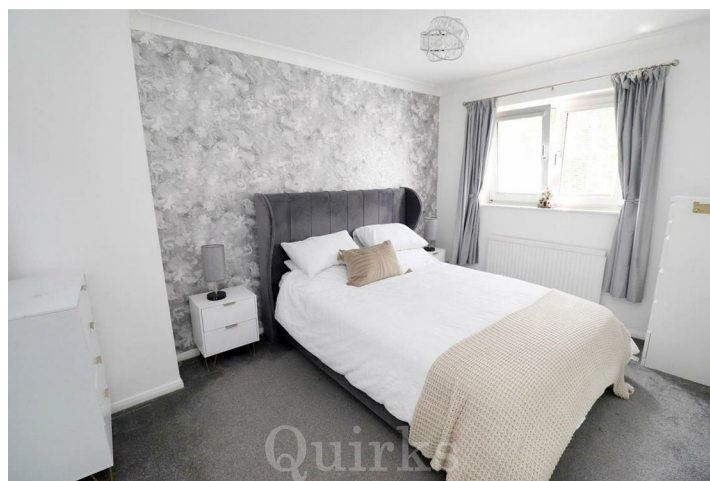
**BEDROOM THREE**

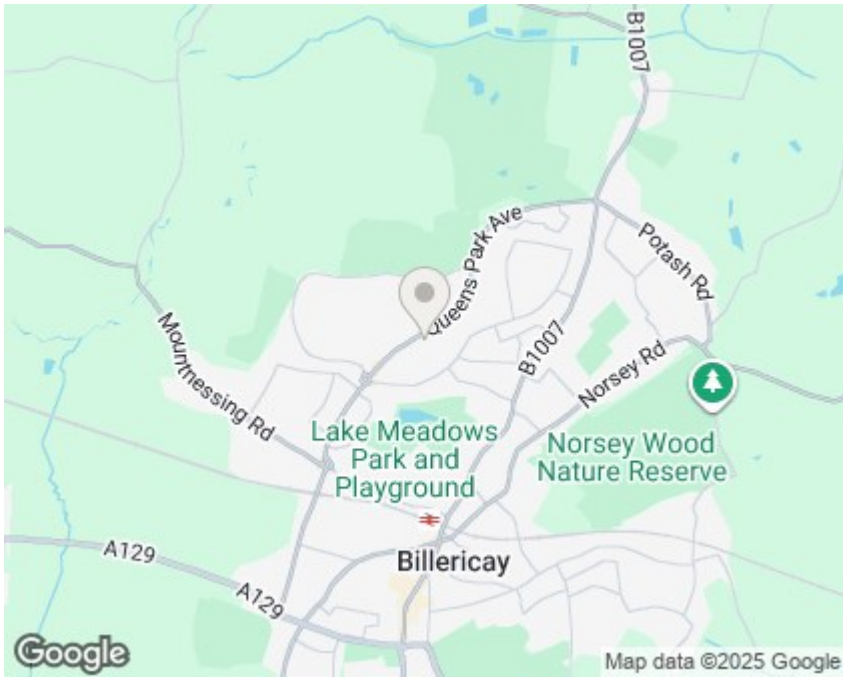
9'5 max x 7'3

**L-SHAPED REAR GARDEN 47' X 34' reducing to 17'**

**GARAGE IN BLOCK**

**ALLOCATED PARKING SPACE**





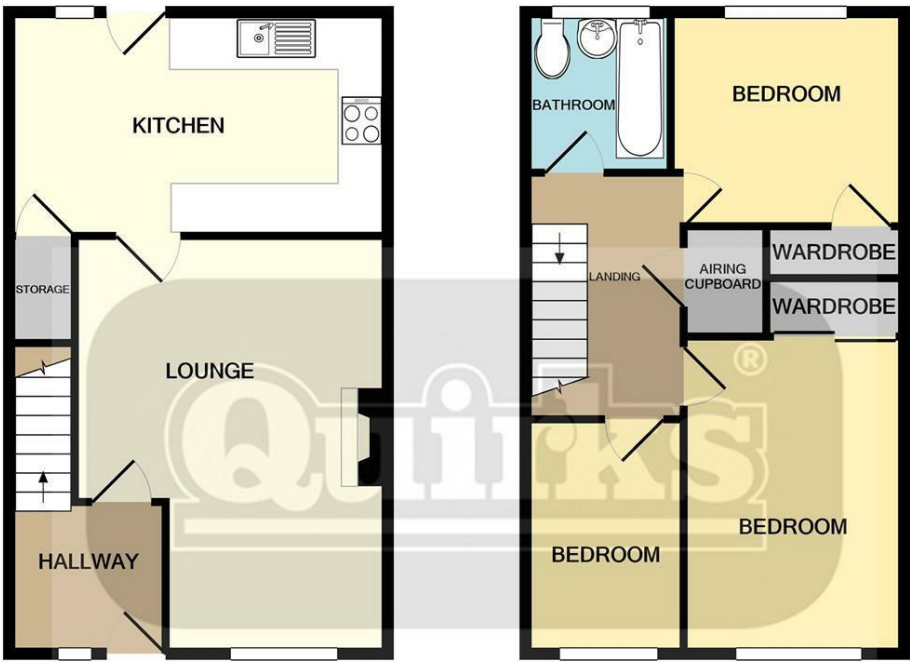
## Viewings

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) A		
(81-91) B		85
(69-80) C	69	
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	



GROUND FLOOR  
APPROX. FLOOR  
AREA 398 SQ.FT.  
(36.9 SQ.M.)

1ST FLOOR  
APPROX. FLOOR  
AREA 398 SQ.FT.  
(36.9 SQ.M.)

TOTAL APPROX. FLOOR AREA 795 SQ.FT. (73.9 SQ.M.)

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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