

## 1 The Redinge, Billericay, CM11 2QJ

**Offers Over £405,000**

- TWO DOUBLE BEDROOMS
- EXTENDED LIVING AREA
- GARAGE & OWN DRIVEWAY
- ROOF REPLACED IN 2023
- CLOSE TO SHOPS & BUS ROUTE
- GROUND & FIRST FLOOR SHOWER ROOMS
- 100FT REAR GARDEN
- NO ONWARD CHAIN
- CHALET BUNGALOW
- POPULAR GREAT BURSTEAD AREA



Sought after location within the popular Great Burstead area, this two double bedroom, chalet bungalow is being offered for sale with NO ONWARD CHAIN. Sitting on an impressive plot, with a 100ft long rear garden, extended living accommodation and two shower rooms, this property is deceptively spacious. You are greeted by a good size entrance hallway, with double bedroom to the front aspect, fully tiled shower room, kitchen with double glazed door to garden, stainless steel sink / drainer, four ring electric hob, integrated oven / grill and spaces for washing machine and fridge. The living room opens on to the dual aspect dining area, with feature fireplace, this naturally bright room has double glazed French doors to the rear garden. The first floor landing benefits from fitted storage cupboards, a large walk-in storage cupboard / wardrobe with fitted shelving and gas radiator. The first floor bedroom is a comfortable double room with fitted wardrobes and matching side units, there is a fully tiled shower room to this floor. Externally the large plot, gives potential for further extensions (subject to planning consent) the garden features two patio areas and also two storage sheds, there is outside power points and water tap. To the front of the property is an independent block paved driveway, with space for two vehicles, leading to the attached garage with electric roller door, power & lighting, Worcester gas boiler and pedestrian door to garden. The tiled roof was replaced in 2023, future proofing this property for many years to come ! The Redinge is just a short walk from convenience shops and bus route to Billericay High Street & Mainline Station, there are also nearby schools and open Countryside.



Council Tax Band: D





**ENTRANCE HALLWAY**

11'11 x 8'9

**INNER HALLWAY**

5'11 x 5'8

**GROUND FLOOR BEDROOM**

13'2 x 10'11

**KITCHEN**

9'8 x 6'11

**GROUND FLOOR SHOWER ROOM**

6'10 x 5'6

**LIVING AREA**

11'0 x 10'1

**DINING AREA**

11'11 x 10'6

**FIRST FLOOR LANDING**

8'3 x 4'1

**FIRST FLOOR BEDROOM**

11'10 x 9'7

**FIRST FLOOR SHOWER ROOM**

8'2 x 5'4

**ATTACHED GARAGE**

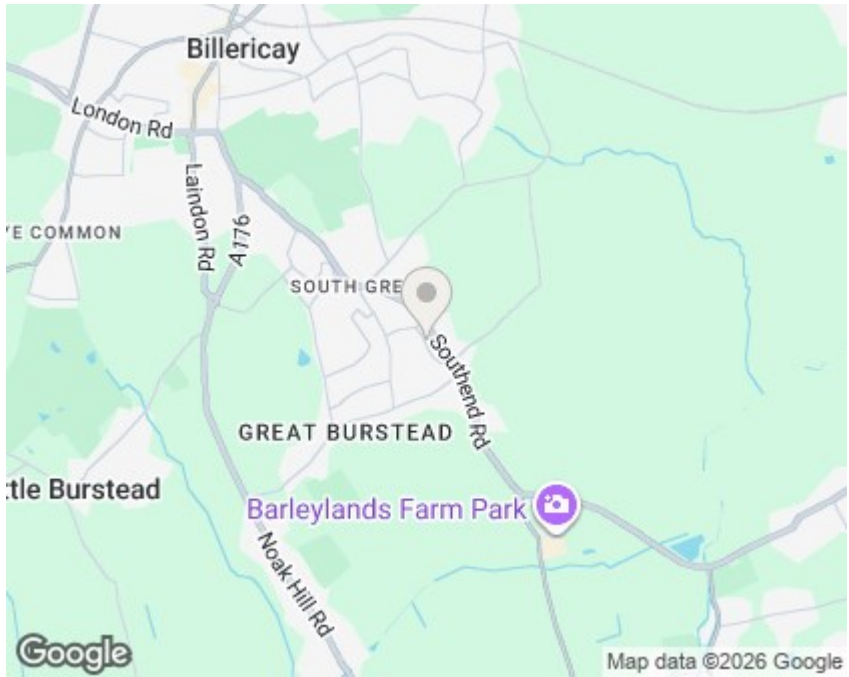
15'5 x 8'9

**REAR GARDEN**

100 x 30

**BLOCK PAVED DRIVEWAY TO FRONT**





## 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		79
(55-68) D	56	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC



AIW Energy Assessors Limited  
Energy Performance Certificates | Floor Plans  
T: 01245 443215; 01274 368404 | E: ianwillson@hotmail.co.uk

Total Area: 101.6 m<sup>2</sup> ... 1093 ft<sup>2</sup>

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.