



## 25 Bootham Road, Billericay, CM12 9NG

Offers In Excess Of £450,000

- FOUR BEDROOMS
- CONSERVATORY
- OWN DRIVEWAY & GARAGE
- CLOSE TO QUILTERS SCHOOL
- CHALET BUNGALOW
- LOUNGE / DINER
- BEAUTIFUL GARDENS
- NO ONWARD CHAIN
- SCOPE TO EXTEND (STPP)
- NEAR TO HIGH STREET

This four bedroom chalet bungalow is offered to the market for the first time since 1958, with the advantage of NO ONWARD CHAIN. This popular side turning is within close proximity of Billericay High Street, Mainline Station and award winning Quilters Primary School. This extended family home has it's own driveway, detached garage, in addition to beautifully presented front and back gardens, with established plants. Ideally suited for downsizers and families alike, the accommodation includes two bedrooms to the front aspect, central hallway, living room with feature brick built fireplace and sliding door to the double glazed conservatory. The kitchen is dual aspect with door access to the rear garden, the bathroom is located on the ground floor, with paneled bath, low level W.C, pedestal wash hand basin, there is a built-in airing cupboard for drying clothes. The first floor has two bedrooms and plenty of eaves storage spaces with several cupboards, giving potential to extend further into the loft (subject to planning consent)



Council Tax Band: D



**ENTRANCE HALLWAY**

12'1" x 9'1" max

**BEDROOM ONE**

11'7 x 11'3

**BEDROOM TWO**

9'2 x 8'3

**GROUND FLOOR BATHROOM**

**LIVING ROOM**

18'11 x 11'6

**DOUBLE GLAZED CONSERVATORY**

9'6 x 6'10

**KITCHEN**

9'7 x 9'2

**FIRST FLOOR LANDING**

**BEDROOM THREE**

12'7 x 12'4

**BEDROOM FOUR**

12'3 x 8'7

**DETACHED GARAGE**

**OWN DRIVEWAY**

**FRONT & REAR ESTABLISHED GARDENS**



