



## 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

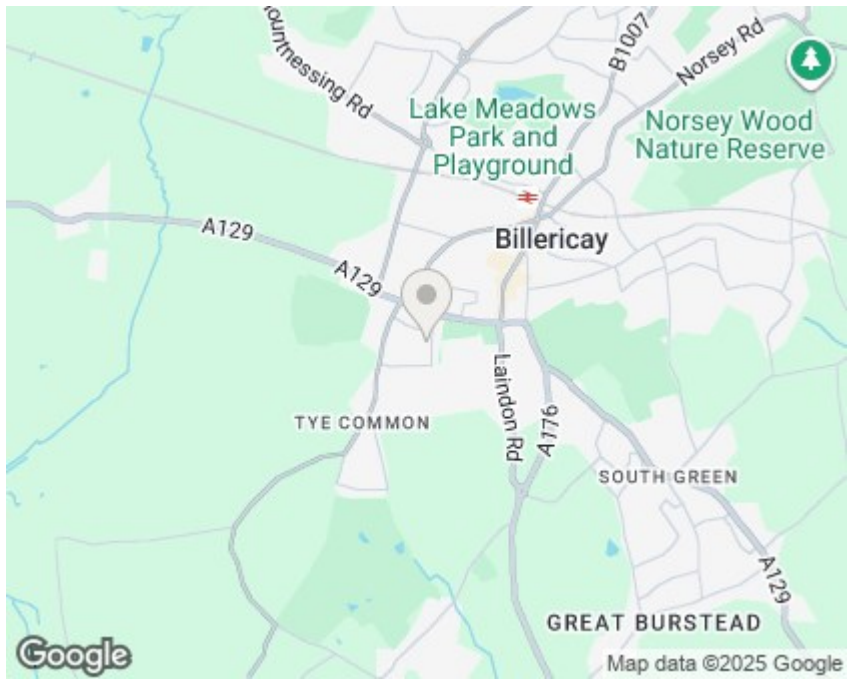
12'3 x 8'7

## DETACHED GARAGE

## OWN DRIVEWAY

## FRONT & REAR ESTABLISHED GARDENS





## Viewings

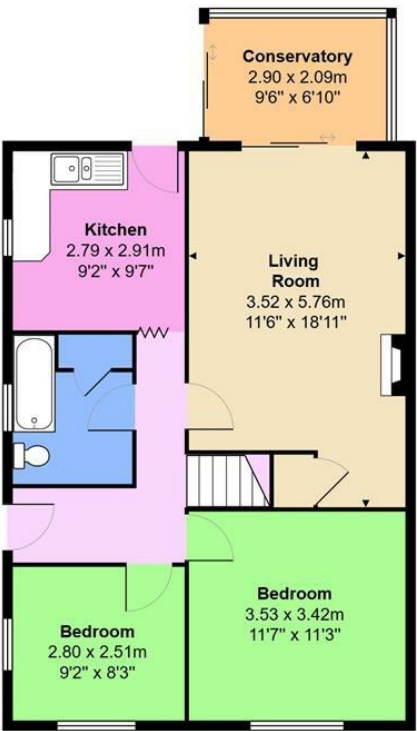
Viewings by arrangement only. Call 01277 626 541 to make an appointment.

## EPC Rating:

E

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		70
(55-68) D		
(39-54) E	42	
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC

**Ground Floor**  
Area: 65.8 m<sup>2</sup> ... 709 ft<sup>2</sup>



**1st Floor**  
Area: 30.1 m<sup>2</sup> ... 324 ft<sup>2</sup>



**Total Area: 95.9 m<sup>2</sup> ... 1033 ft<sup>2</sup>**



AIW Energy Assessors Limited  
Energy Performance Certificate (EPC) Report  
T: 01277 626 541 E: enquiries@quirkandpartners.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.