



11 Crescent Close, Billericay, CM12 0HT

Asking Price £530,000

- OPEN PLAN KITCHEN / DINER
- MODERN COMBINATION GAS BOILER
- LANDSCAPED REAR GARDEN
- CLOSE PROXIMITY TO SCHOOLS & STATION
- REFITTED BATHROOM
- GROUND FLOOR EXTENSION
- DETACHED GARAGE / OUTBUILDING
- CUL-DE-SAC LOCATION
- RECENTLY UPDATED THROUGHOUT
- INTERNAL VIEWING ESSENTIAL

This recently extended and renovated three bedroom family home, is situated in a sought after cul-de-sac location, within close proximity of schools, convenience shops, Lake Meadows Park and Billericay Mainline Railway Station. Internal viewing is essential to appreciate the high specification, open plan kitchen / dining room, with plenty of natural light from the part vaulted ceiling with skylight windows, and aluminum bi-folding doors to the sunny aspect and landscaped rear garden. The kitchen includes an integrated dishwasher, fridge/freezer, wine cooler, washing machine, tumble dryer and range cooker. The spacious hallway with built-in storage leads to the modern ground floor W.C. The living room is to the front aspect, with feature log burning stove and part bay window. In addition the property features a modern Glow Worm combination gas boiler, re-wired electrics, new entrance door and replacement double glazed aluminum windows. The rear garden is low maintenance with plenty of entertaining space, including an extensive paved patio area, raised flower beds, Victorian style greenhouse with brick base, side gate access, power, lighting and CAT 6 cabling to the outbuilding / garage, which is accessed from a service road at the rear of the property. This property has potential to create further accommodation by extending into the loft area (subject to consent being granted) there is sufficient space for an extra bedroom and en-suite, planning was previously passed for this conversion, but has since expired.



Council Tax Band: D



ENTRANCE HALLWAY

17'2 x 5'5

GROUND FLOOR W.C

4'7 x 2'6

LIVING ROOM

13'5 x 11'7 reducing to 9'5

OPEN PLAN KITCHEN / DINING ROOM

22'6 x 16'3

FIRST FLOOR LANDING

9'3 x 6'5

REFITTED FAMILY BATHROOM

6'1 x 5'4

BEDROOM ONE

12'0 x 10'0

BEDROOM TWO

10'8 x 10'6

BEDROOM THREE

7'6 x 7'3

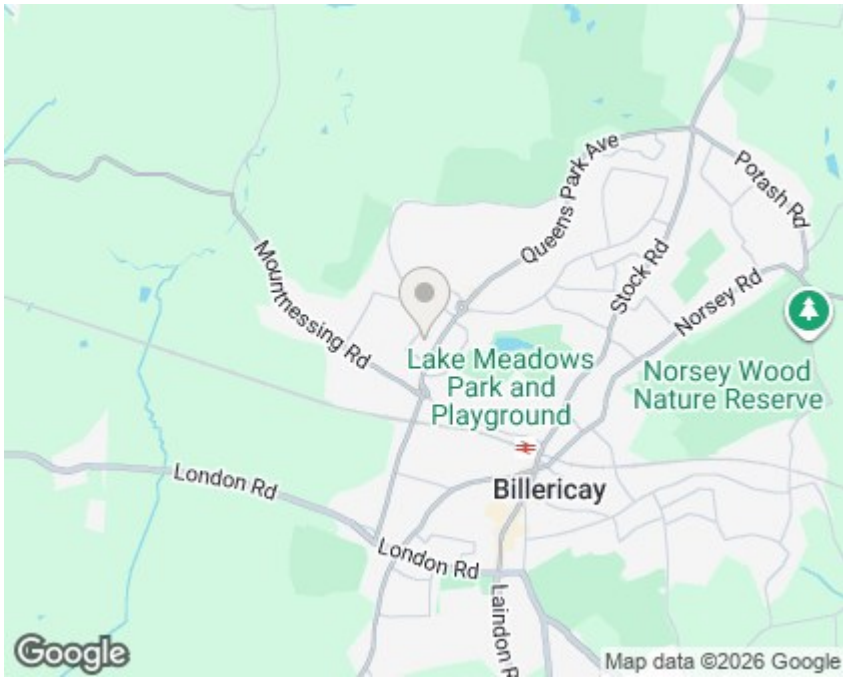
LANDSCAPED REAR GARDEN

38 x 21

DETACHED OUTBUILDING / GARAGE

20'9 reducing to 14'4 x 16'1





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 | | 87 |
| (81-91) B | | |
| (69-80) C | | 63 |
| (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

1ST FLOOR



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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