



## 24 Redwing Drive, Billericay, CM11 2PG

**Offers In Excess Of £550,000**

- NO ONWARD CHAIN
- FIVE BEDROOMS
- UTILITY AREA
- DRIVEWAY FOR THREE CARS
- DETACHED GARAGE
- DETACHED HOME
- THREE RECEPTION ROOMS
- GROUND FLOOR W.C
- CLOSE TO MILL MEADOWS
- UNOVERLOOKED GARDEN



Offered with no onward chain, this extended five-bedroom detached family home sits in a sought-after location close to Mill Meadows Nature Reserve. Spacious and versatile, it's ideal for family living and those looking for a home with flexibility and room to grow. The ground floor features an entrance hall with storage, a ground floor WC, and a bright lounge with bay window. There's a separate dining room and a further sitting room overlooking the rear garden, perfect for entertaining or relaxing. The kitchen, complete with a useful utility area, offers excellent potential to tailor the space to your taste. Upstairs, there are five well-proportioned bedrooms and a family bathroom, giving ample room for family members or a home office setup. Outside, the property benefits from a driveway with parking for up to three cars, side access, and a detached garage. The private, unoverlooked, rear garden, mainly laid to lawn with a patio, creates a lovely setting for outdoor dining and family time. Located within easy reach of Mill Meadows Nature Reserve and local amenities, this attractive home combines generous space, practicality, and an excellent position in a desirable area.



Council Tax Band: E





Entrance Hall  
11'3 x 5'8

Lounge  
19'4 x 11'8

Dining Room  
12'8 x 8'7

Sitting Room  
10'3 x 8'8

Kitchen  
11'1 x 10'4

Utility Space  
7'8 x 2'4

Downstairs W.C  
7'0 x 3'5

Landing  
13'0 x 9'3

Bedroom One  
12'5 x 12'2

Bedroom Two  
12'1 x 9'6

Bedroom Three  
12'0 x 9'5

Bedroom Four  
13'0 x 6'9

Bedroom Five  
10'3 x 8'8

Family Bathroom  
6'3 x 6'1

Garden  
approx 46ft





## 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) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>	74	83
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC

**Ground Floor**  
Area: 65.8 m<sup>2</sup> ... 708 ft<sup>2</sup>



**1st Floor**  
Area: 64.1 m<sup>2</sup> ... 690 ft<sup>2</sup>



Total Area: 129.9 m<sup>2</sup> ... 1398 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.