



148 Salesbury Drive, Billericay, CM11 2JN

Offers In Excess Of £435,000

- 50FT SOUTH FACING REAR GARDEN
- SHOWER ROOM & BATHROOM
- MODERN INTEGRATED KITCHEN
- THREE FIRST FLOOR BEDROOMS
- BI-FOLDING DOORS TO REAR GARDEN
- TWO RECEPTION ROOMS
- UTILITY ROOM
- STUDY / FOURTH BEDROOM
- NEARBY SCHOOLS & SHOPS
- INTERNAL VIEWING ESSENTIAL

This deceptively spacious four bedroom family home is nestled in a quiet end of walkway location, offering impressive accommodation and a modern layout, with the benefit of a 50ft South facing rear garden. Extended to the ground floor, this property has an entrance porch with storage for shoes and coats, opening to the hallway with under-stairs storage cupboard, study / bedroom with French doors to the rear garden, modern integrated kitchen, opening to the 22ft long dining / family room with lantern roof and bi-folding doors to the garden. There is the added advantage of a fully tiled shower room and utility room. The main living room is located to the front of the house and has a feature fireplace, giving a cosy reception space. The first floor landing has loft access, providing plenty of storage space and there are three bedrooms all of an excellent size, with a modern family bathroom, which includes a shower over the bath. Externally the rear garden has both side and rear gate access, a storage shed, outside power points and extensive decking area, perfect for entertaining and al fresco dining. Located just a short walk to Sunnymede Infant & Junior School, convenience shops, Mainline Station and Norsey Woods Nature Reserve. This property simply must be viewed to appreciate the size of accommodation available and versatile layout, ideally suited for families.



Council Tax Band: C



ENTRANCE PORCH

HALLWAY

14'4 x 5'8

STUDY / BEDROOM FOUR

7'4 x 7'0

MODERN KITCHEN

11'8 x 8'6

DINING / FAMILY ROOM

22'4 x 11'6

GROUND FLOOR SHOWER ROOM

6'3 x 3'7

LIVING ROOM

14'9 x 13'4

UTILITY ROOM

7'8 x 3'8

50FT SOUTH FACING REAR GARDEN

50

FIRST FLOOR LANDING

BEDROOM ONE

14'8 x 9'3

BEDROOM TWO

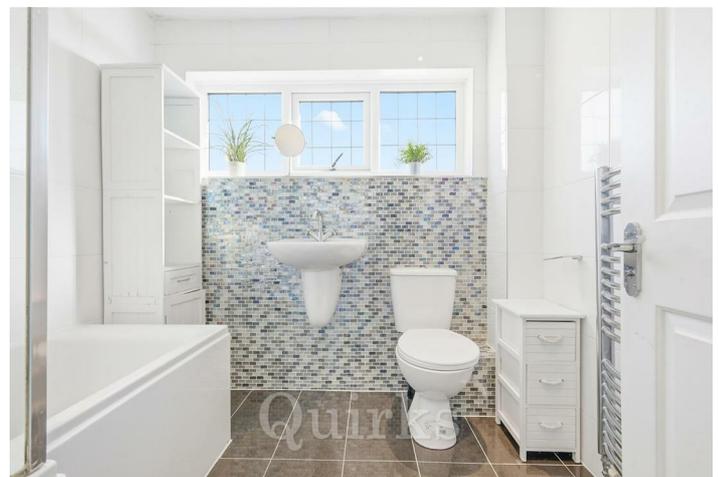
11'11 x 10'5

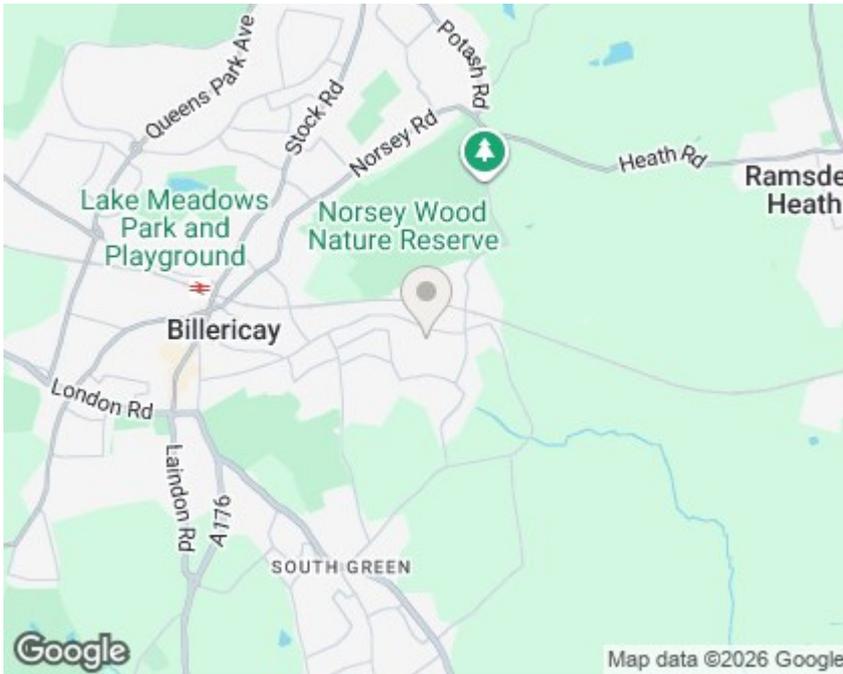
BEDROOM THREE

8'7 x 8'5

FAMILY BATHROOM

7'2 x 7'1





Viewings

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

EPC Rating:

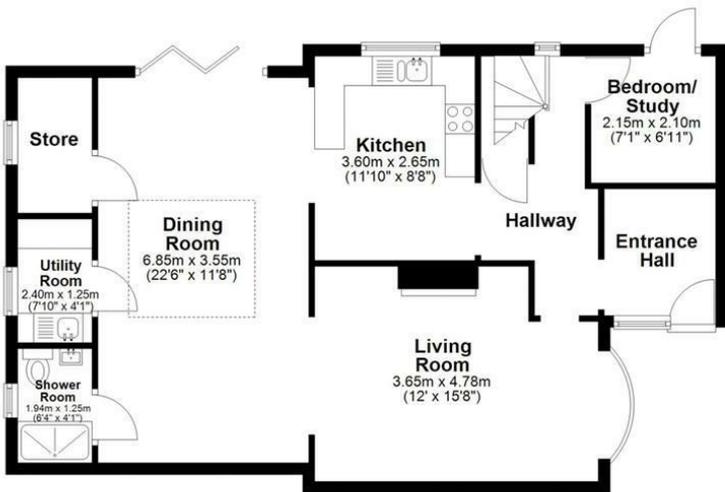
C

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C		72	81
(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	



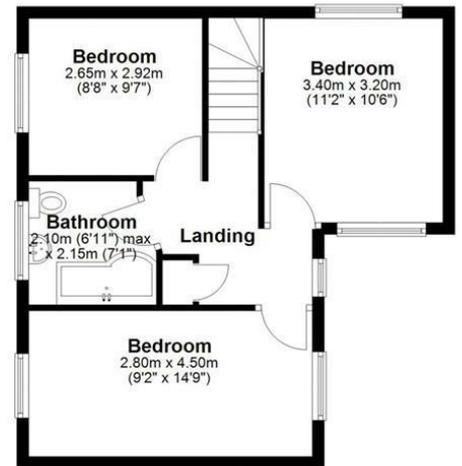
Ground Floor

Approx. 78.3 sq. metres (842.3 sq. feet)



First Floor

Approx. 44.3 sq. metres (477.0 sq. feet)



Total area: approx. 122.6 sq. metres (1319.3 sq. feet)

All measurements have been taken as a guide to prospective buyers only and are not precise. This plan is for illustrative purposes only and no responsibility for any error, omission or misstatement. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given. Measurements may have been taken from the widest area and may include wardrobe/cupboard space. No guarantee is given to any measurements including total areas. Buyers are advised to take their own measurements.

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