



3 Kelvedon Close, Billericay, CM11 2DS

Offers In Excess Of £425,000

- THREE SPACIOUS BEDROOMS
- NO ONWARD CHAIN
- CUL-DE-SAC LOCATION
- NEARBY SCHOOLS
- END OF TERRACE HOUSE
- GARAGE & LOFT STORAGE
- OWN DRIVEWAY
- CLOSE TO SHOPS & MAINLINE STATION
- LIVING ROOM & DINING ROOM
- GREAT FIRST TIME PURCHASE OR FAMILY HOME

Offered for sale with NO ONWARD CHAIN, is this three bedroom end of terrace family home. Situated in a cul-de-sac, in a great location for convenience shops including Tesco local, nearby schools, bus route, Billericay Mainline Station and High Street. This property offers excellent accommodation including three sizeable bedrooms, living room with feature electric fireplace (untested) The kitchen has a useful built-in pantry cupboard and appliances including washing machine, fridge / freezer, oven and gas hob to remain, the dining room has double glazed patio doors, leading to the rear garden, there is potential to straight forwardly make this area open plan, across the back of the house. There is also an entrance porch for coats and shoes and plenty of storage space in the garage, which could also be converted into additional living space, subject to building regulation approval. Externally the property has it's own driveway, side gate access and rear garden with outside power points and water tap.

 3  1  2  D

Council Tax Band: D



ENTRANCE PORCH

LIVING ROOM

15'0 x 12'2

DINING ROOM

11'2 x 8'9

KITCHEN

9'0 x 8'9

FIRST FLOOR LANDING

9'0 x 8'5

BEDROOM ONE

14'9 x 10'6 reducing to 9'3

BEDROOM TWO

11'9 x 9'0

BEDROOM THREE

9'8 x 8'7

BATHROOM

6'0 x 5'5

SEPARATE W.C

6'0 x 2'7

GARAGE

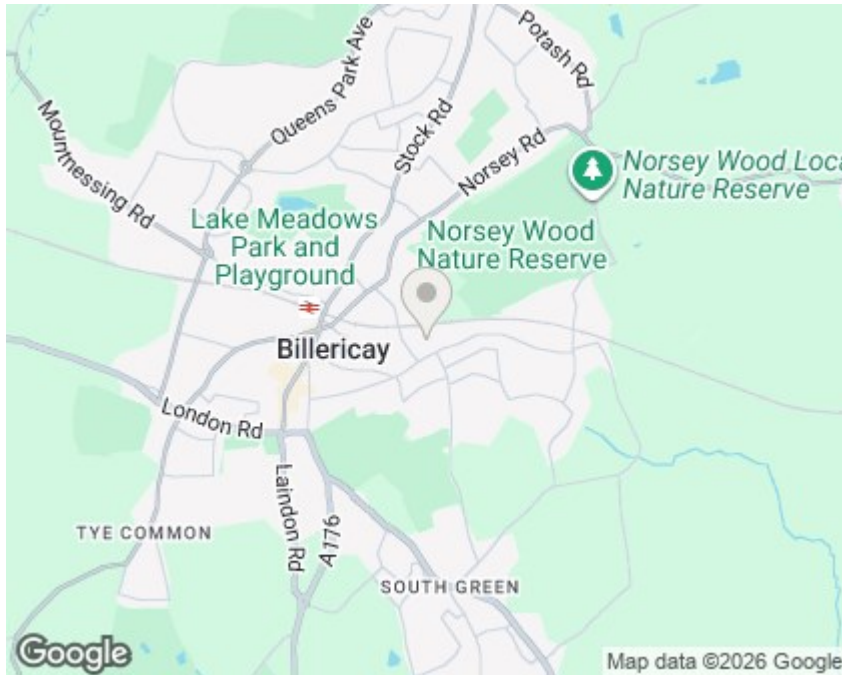
16'6 x 8'2

OWN DRIVEWAY

REAR GARDEN

41 x 25





Viewings

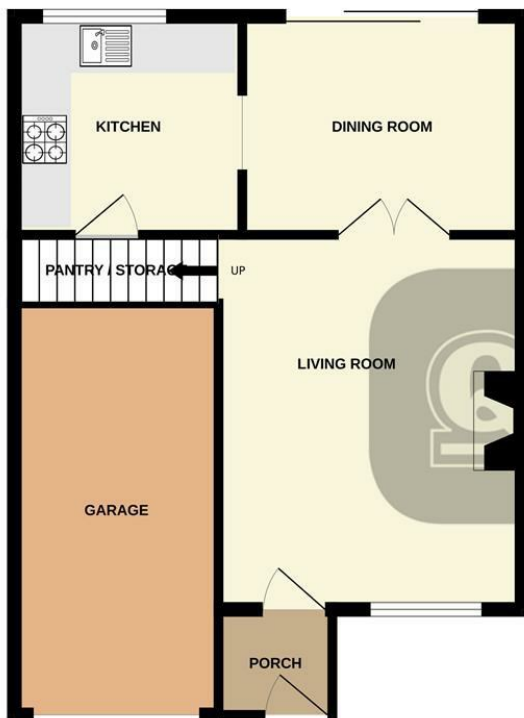
Viewings by arrangement only. Call 01277 626 541 to make an appointment.

EPC Rating:

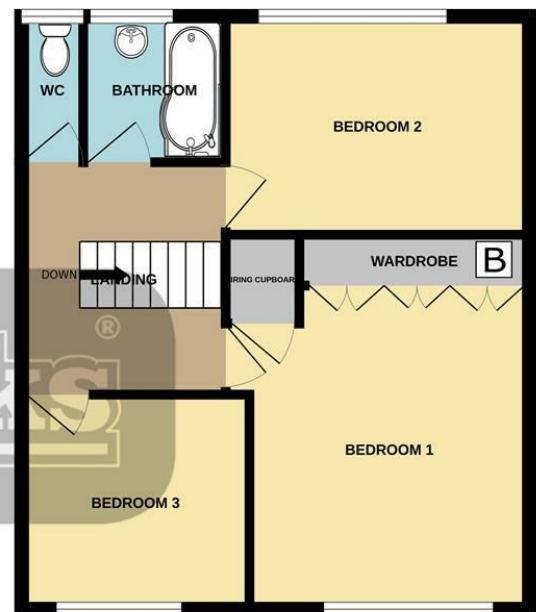
D

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		78
(55-68) D	60	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC

GROUND FLOOR
549 sq.ft. (51.0 sq.m.) approx.



1ST FLOOR
483 sq.ft. (44.8 sq.m.) approx.



TOTAL FLOOR AREA : 1032 sq.ft. (95.9 sq.m.) approx.

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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