



## 61 Cromwell Avenue, Billericay, CM12 0AG

Asking Price £585,000

- 115 SQUARE METERS / 1,200 SQUARE FEET
- NO ONWARD CHAIN
- SUNNY ASPECT REAR GARDEN
- DUAL ASPECT LIVING ROOM
- CUL-DE-SAC LOCATION, ADJOINING LAKE MEADOWS
- THREE BEDROOMS
- 5 MIN WALK OF BILLERICAY STATION
- INDEPENDENT DRIVEWAY & GARAGE
- SCOPE TO EXTEND FURTHER (STPP)
- KITCHEN / DINER WITH GARDEN ACCESS

Cromwell Avenue, is a highly sought after cul-de-sac, just a 5 min walk to Billericay Mainline Station and Lake Meadows Park. This extended three bedroom family home, is being offered for sale with NO ONWARD CHAIN. The accommodation includes a spacious entrance hallway with built-in storage, dual aspect living room, separate dining area, integrated kitchen, including dishwasher, oven & grill, 4 ring electric hob, extractor hood, microwave, fridge / freezer, space for washing machine, door providing direct access to the patio area and 80ft South West facing rear garden. The first floor landing has a built-in airing cupboard housing the hot water cylinder and access to the loft, the landing leads to three bedrooms, with bedroom one benefitting from plenty of built-in wardrobe space. The bathroom has a modern white suite, including paneled bath, pedestal wash hand basin and low level W.C. Externally there is an independent block paved driveway, providing parking for several vehicles, there is also a garage with electric roller door and storage room accessed from the rear garden. For security there is side gate access to the garden, there is also an additional gate to the rear boundary, giving access to the car park at Radford Crescent, providing a short walk to Billericay Mainline Station and High Street. This superb location is also within close proximity and catchment to excellent primary and secondary schools. This property provides further scope to extend both to the side and rear aspects (subject to planning consent) as similar neighbouring properties have already carried out.

 3  1  2  D

Council Tax Band: E



ENTRANCE HALLWAY  
14' x 7'

DUAL ASPECT LIVING ROOM  
23'5 x 12 max

DINING ROOM  
8'7 x 8'5

KITCHEN  
11'2 x 8'7

STORAGE ROOM  
11'3 x 9'0

GARAGE  
13'11 x 9

FIRST FLOOR LANDING  
9'4 x 4'2

BEDROOM ONE  
13'6 x 12'

BEDROOM TWO  
12' x 9'7

BEDROOM THREE  
7'11 x 7'4

FAMILY BATHROOM  
7'1 x 6'

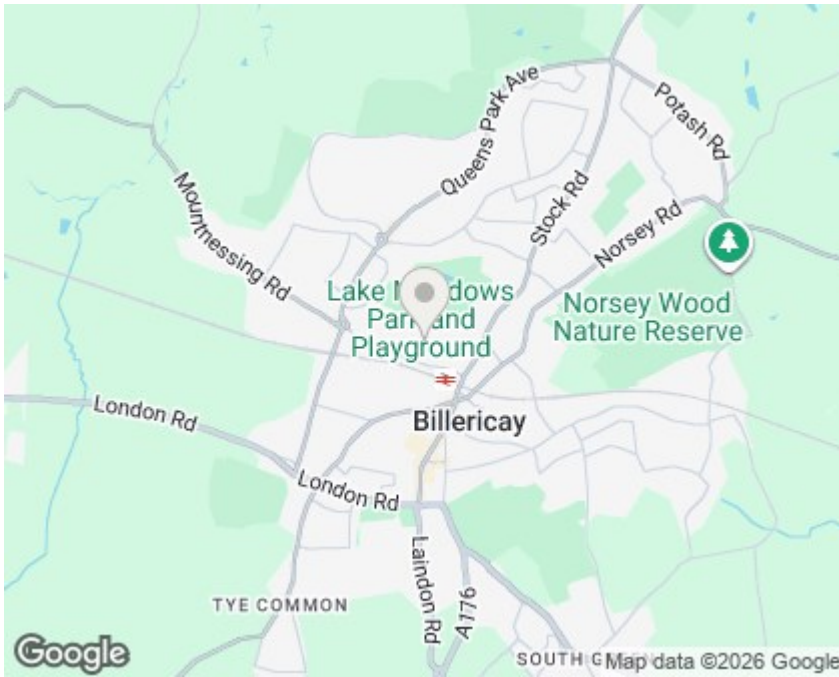
SOUTH WEST FACING REAR GARDEN  
80

INDEPENDENT DRIVEWAY

AGENTS NOTE

Please note the furnished rooms are virtually staged  
for illustrative purposes only





## Viewings

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

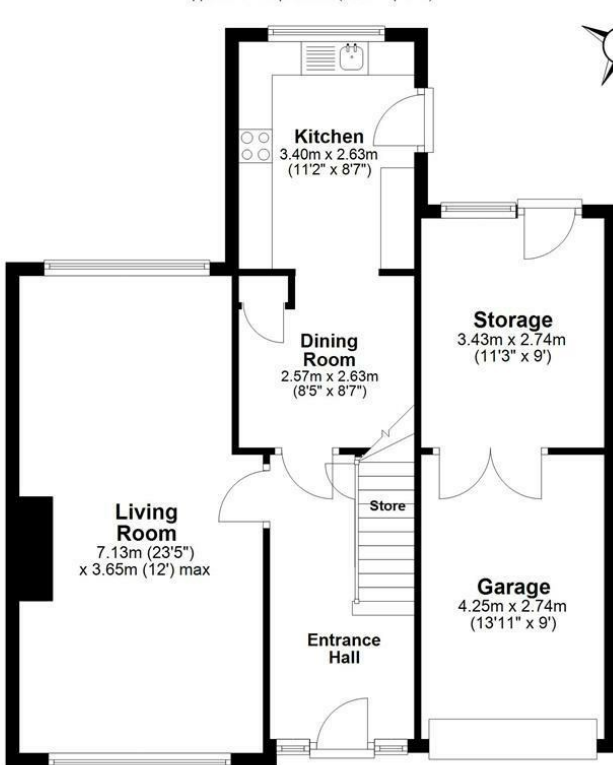
## EPC Rating:

D

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			82
(69-80) C			
(55-68) D		55	
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

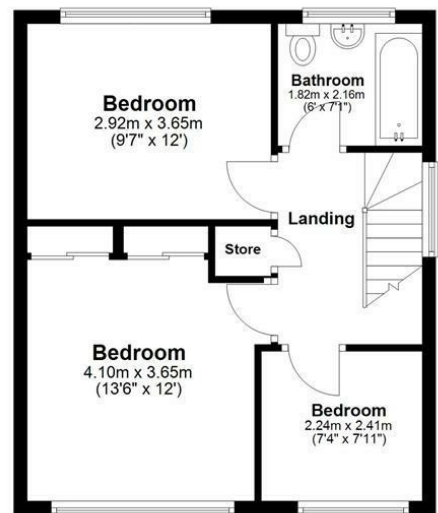
### Ground Floor

Approx. 72.9 sq. metres (784.5 sq. feet)



### First Floor

Approx. 42.1 sq. metres (453.0 sq. feet)



Total area: approx. 115.0 sq. metres (1237.5 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.

Floor Plan Drawn According To RICS Guidelines

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**Cromwell Avenue**