



**39 Quilters Drive, Billericay, CM12 9YE**

**Guide Price £550,000**

- THREE BEDROOMS
- SOUGHT AFTER LOCATION
- THREE RECEPTION ROOMS
- DRIVEWAY FOR TWO CARS
- QUILTERS SCHOOL CATCHMENT
- DETACHED HOUSE
- NO ONWARD CHAIN
- INTEGRATED GARAGE
- STONES THROW FROM HIGH STREET
- GOOD SIZED GARDEN

Tucked away within a quiet cul-de-sac in a sought-after location close to Billericay High Street and well-regarded local schools, this three-bedroom detached home presents an excellent opportunity for buyers looking to modernise and add value. Offered for sale with NO ONWARD CHAIN, the property offers spacious and versatile accommodation throughout. The ground floor comprises an entrance hall with ground floor W.C, a lounge featuring an untested fireplace and useful understairs storage cupboard, a separate dining room and a conservatory overlooking the south-facing, completely unoverlooked rear garden. The kitchen requires updating and leads to a study, which provides internal access to the integrated garage, offering potential for conversion subject to the necessary consents. To the first floor are two well-proportioned double bedrooms, with the principal bedroom benefiting from built-in storage, along with a good-sized third single bedroom. The family bathroom also offers scope for refurbishment. Externally, the property benefits from front and rear garden space, with excellent privacy to the rear.



Council Tax Band: E



Quirks



Quirks



Quirks

Entrance Hall  
6'0 x 6'0

Downstairs W.C  
6'0 x 2'8

Lounge  
15'4 x 12'9

Dining Room  
10'9 x 8'5

Study / Third Reception Room  
13'1 x 8'6

Conservatory  
11'8 x 9'8

Landing  
6'4 x 5'9

Bedroom One  
13'1 x 9'10

Ensuite  
9'1 x 2'8

Bedroom Two  
10'3 x 9'4

Bedroom Three  
10'3 x 6'3

Family Bathroom  
6'2 x 6'0

South Facing Garden

Integrated Garage  
17'6 x 7'8





## 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		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		67	80
EU Directive 2002/91/EC			

Ground Floor  
Area: 75.4 m<sup>2</sup> ... 812 ft<sup>2</sup>



1st Floor  
Area: 39.2 m<sup>2</sup> ... 422 ft<sup>2</sup>



Total Area: 114.6 m<sup>2</sup> ... 1234 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 misstatement. This plan is for illustrative purposes and so only be used as such.