



## 36 Chestwood Close, Billericay, CM12 0PB

Asking Price £750,000

- FOUR BEDROOMS
- EN-SUITE & BATHROOM
- CLOSE TO SCHOOLS
- LIVING ROOM & DINING ROOM
- NO ONWARD CHAIN
- OWN DRIVEWAY & GARAGE
- SOUGHT AFTER CUL-DE-SAC LOCATION
- NEARBY LAKE MEADOWS & MAINLINE STATION
- MODERN KITCHEN
- GROUND FLOOR W.C

A well presented four bedroom detached family home, in a sought after cul-de-sac within the Buttsbury / Mayflower catchment area, offered for sale with the advantage of NO ONWARD CHAIN. This quiet location is within walking distance of schools, Lake Meadows Park, Billericay Mainline Station and the Aldi supermarket at Queens Park. This recently updated property benefits from a light and spacious living room with bay window, separate dining room with garden access, ground floor W.C, and modern integrated kitchen, with fridge /freezer, dishwasher, washing machine, oven, electric hob with extractor fan, cupboard housing the Vaillant combination gas boiler and side door access. The first floor landing is an excellent size with loft access and built-in storage cupboard. There are four bedrooms, with the benefit of fully tiled en-suite shower room and family bathroom, both finished with modern white suites, in addition three of the bedrooms have built-in wardrobes. Externally there is an independent driveway suitable for several vehicles, single garage and side gate access to the secluded rear garden, with an extensive paved patio area to the side and rear of the house, with brick retaining wall and raised lawn.



Council Tax Band: F



ENTRANCE HALLWAY

LIVING ROOM WITH BAY WINDOW

16'9 x 15'1 max

DINING ROOM

15'8 x 10'7

GROUND FLOOR W.C

KITCHEN

12'5 max x 9'2

FIRST FLOOR LANDING

BEDROOM ONE

12'0 x 11'11

EN-SUITE SHOWER ROOM

BEDROOM TWO

10'1 x 8'10

BEDROOM THREE

12' x 7'10

BEDROOM FOUR

9'11 x 9'8

FAMILY BATHROOM

7'1 x 6'6 max

OWN DRIVEWAY

GARAGE

17'4 x 8'4

SECLUDED NORTH EAST FACING REAR GARDEN





## Viewings

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

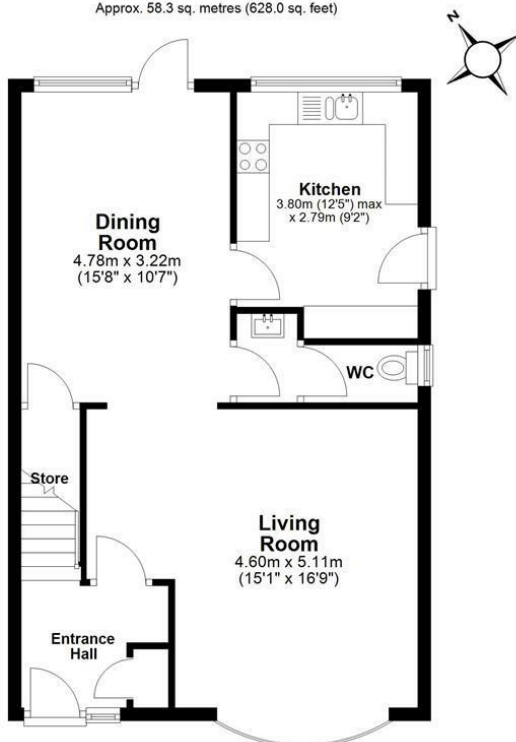
## EPC Rating:

C

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C		70	82
(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	

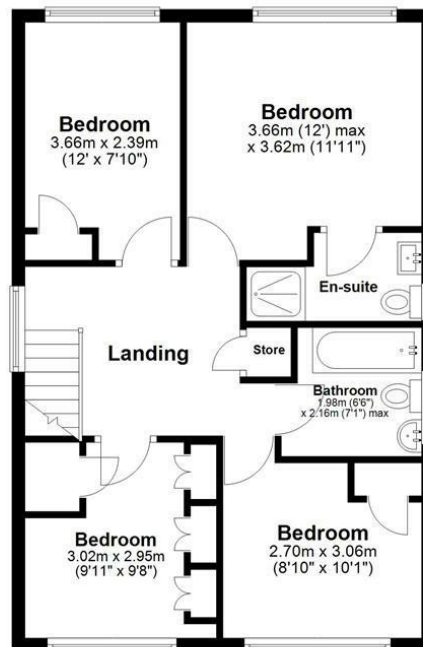
### Ground Floor

Approx. 58.3 sq. metres (628.0 sq. feet)



### First Floor

Approx. 58.0 sq. metres (624.2 sq. feet)



### Outbuilding

Approx. 13.4 sq. metres (144.6 sq. feet)



Total area: approx. 129.8 sq. metres (1396.9 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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**Chestwood Close**