



59 Froden Brook, Billericay, CM11 2TW

GUIDE PRICE £400,000 - £425,000

- THREE BEDROOMS
- END OF CUL-DE-SAC LOCATION
- SPACIOUS LIVING ROOM
- END OF TERRACE HOUSE
- CLOSE TO OPEN COUNTRYSIDE
- TWO OFF ROAD PARKING SPACES
- MODERN KITCHEN & BATHROOM
- REAR GARDEN WITH SIDE ACCESS
- NEARBY SCHOOLS & SHOPS
- IMMACULATELY PRESENTED

Modern and immaculately presented three bedroom end of terrace family home, located in a quiet, end of cul-de-sac position on the Coopers Croft Development. The property offers a spacious entrance hallway with new carpeting to the stairs and landing, the dual aspect living room is an impressive space, being 21ft long and naturally light, with French doors leading to the landscaped rear garden. The modern fitted kitchen includes a built-in larder cupboard, a range of white units, with a stainless steel sink / drainer, four ring gas hob, oven, washing machine and dishwasher, there is space for a fridge / freezer. The first floor landing leads to a modern family bathroom with a three piece suite, including paneled bath with fitted shower screen and Aqualisa wall mounted electric shower, vanity unit wash hand basin, low level W.C and chrome heated towel rail. There are two double bedrooms and single bedroom / study to the first floor. Externally this property has the advantage of two off road parking spaces and side gate access to the landscaped and low maintenance rear garden, with a paved patio area, tiered lawn and a storage shed / summerhouse. Froden Brook is within walking distance of excellent schools, convenience shops and open countryside.



Council Tax Band: D



ENTRANCE HALLWAY

MODERN KITCHEN

10'10 max x 7'10

LIVING / DINING ROOM

21'4 x 10'6 max

FIRST FLOOR LANDING

MODERN BATHROOM

7'9 x 6'7

BEDROOM ONE

10'8 x 9'6

BEDROOM TWO

11'9 x 7'7

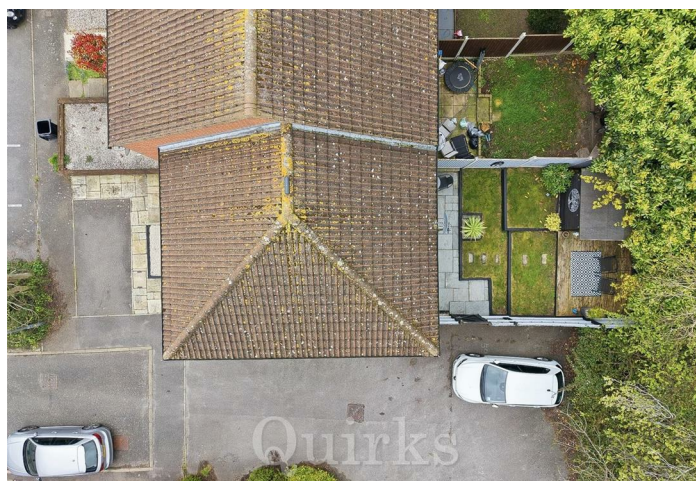
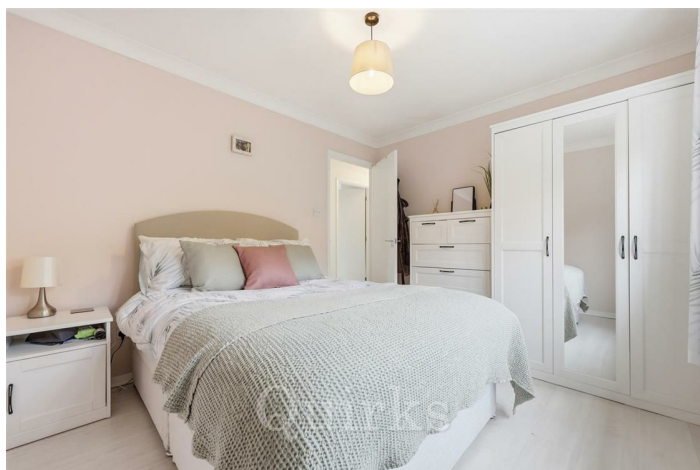
BEDROOM THREE

9'6 x 8'8

LANDSCAPED REAR GARDEN

STORAGE SHED / SUMMERHOUSE

TWO ALLOCATED PARKING SPACES





Viewings

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

EPC Rating:

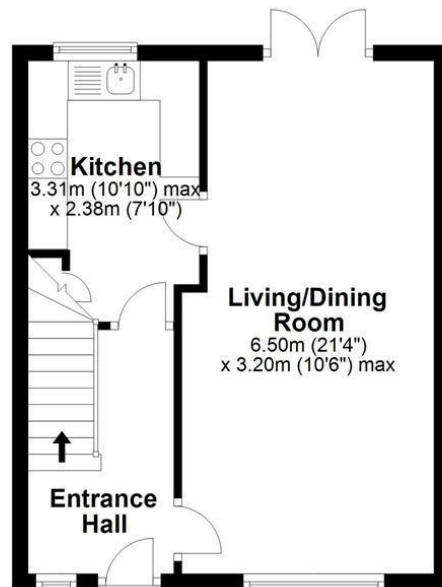
D

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		84
(69-80) C		
(55-68) D	63	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC



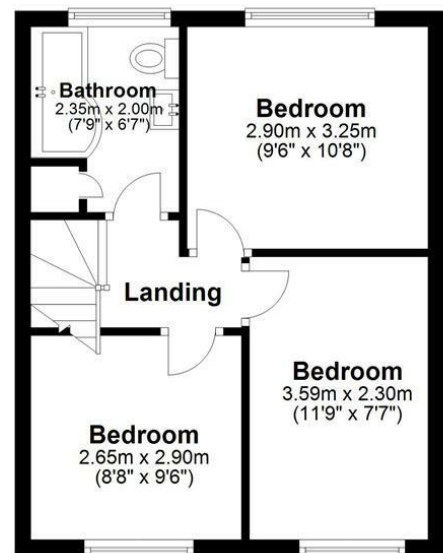
Ground Floor

Approx. 34.6 sq. metres (372.4 sq. feet)



First Floor

Approx. 34.7 sq. metres (374.0 sq. feet)



Total area: approx. 69.3 sq. metres (746.4 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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Froden Brook