



19 Graham Close, Billericay, CM12 0QW

Offers In Excess Of £500,000

- TWO BEDROOMS
- TWO RECEPTION ROOMS
- BUILT IN STORAGE
- DRIVEWAY PARKING
- NO ONWARD CHAIN
- SEMI DETACHED
- FITTED KITCHEN
- GARAGE
- WEST FACING REAR GARDEN
- BUTTSBURY AND MAYFLOWER CATCHMENT

Situated within a sought-after location, this well-presented two-bedroom semi-detached property offers well-balanced and practical accommodation throughout. To the ground floor, the property comprises a spacious living room, separate dining room and a fitted kitchen with access to the side of the property. There is also useful built-in storage within the entrance hall. To the first floor are two well-proportioned bedrooms, a family bathroom and additional built-in storage cupboards. Externally, the property benefits from a detached garage, driveway parking and a rear garden. Ideally located within the Buttsbury and Mayflower school catchment areas, the property is offered for sale with no onward chain.



Council Tax Band: D



Entrance Hall

Dining Room
12'1 x 11'3

Living Room
17'1 x 12'1

Kitchen
16'3 x 7'9

Landing

Bathroom
7'9 x 6'1

Bedroom One
14'1 x 12'1

Bedroom Two
12'1 x 8'5

Garage
16'6 x 9'10





Viewings

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

EPC Rating:

D

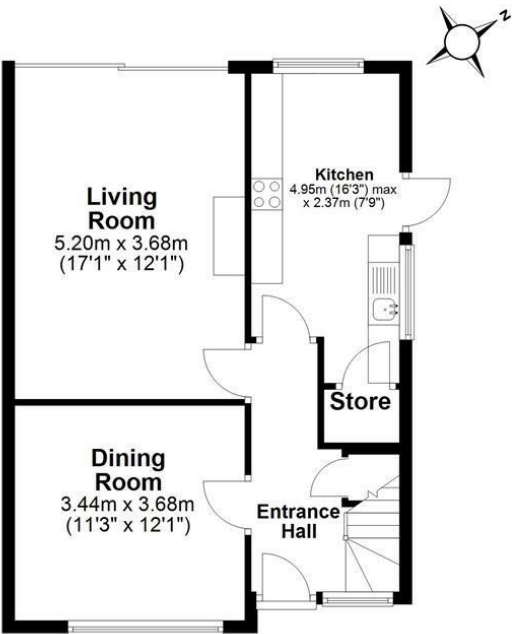
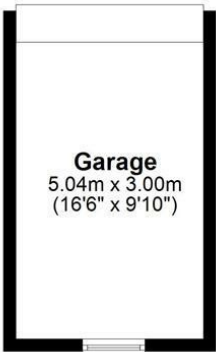
Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		78
(55-68) D	65	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC

Ground Floor

Approx. 52.6 sq. metres (566.5 sq. feet)

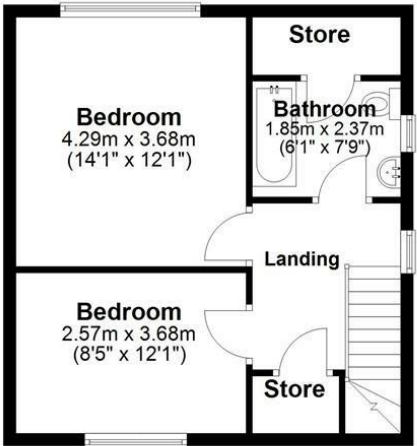
Outbuilding

Approx. 15.1 sq. metres (162.7 sq. feet)



First Floor

Approx. 40.9 sq. metres (440.2 sq. feet)



Total area: approx. 108.6 sq. metres (1169.3 sq. feet)

This floor plan has been created by a third party and should be used as a general outline for guidance only. Any areas, measurements or distances quoted are approximate and any intending purchaser or lessee should satisfy themselves by inspection, searches, enquiries and/or full survey as to the correctness of each statement. We accept no responsibility or liability for any loss whatsoever that may arise as a result of this plan and the information contained within.

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Graham Close