



12 Jackdaw Close, Billericay, CM11 2PH

Asking Price £425,000

- TWO DOUBLE BEDROOMS
- QUIET CUL-DE-SAC LOCATION
- GROUND FLOOR EXTENSIONS TO SIDE & REAR
- SPACIOUS DINING ROOM WITH STORAGE
- EV CHARGING POINT
- OFF ROAD PARKING FOR 3/4 CARS
- BACKING ONTO NATURE RESERVE
- MODERN COMBI GAS BOILER
- GOOD SIZE LIVING ROOM
- MODERN REFITTED BATHROOM

An extended two double bedroom semi-detached house, in a quiet and secluded location on the popular Birds Development, backing directly onto woodland, being part of the Mill Meadow Nature Reserve. This deceptively spacious property, has off road parking for 3/4 cars, with an electric car charging point, the rear garden is both landscaped and tiered, with recently renewed retaining walls, block paved patio and covered BBQ area, there is also a garden storage shed, with power supply. The accommodation includes an impressive ground floor living space, including an entrance porch, leading to the spacious living room to the front aspect, extended dining room overlooking the rear garden, with plenty of built-in storage space, kitchen extension to side aspect, the fitted kitchen has a four ring gas hob, integrated oven, stainless steel sink / drainer, space for slimline dishwasher, washing machine and fridge/freezer. To the first floor landing is access to the loft area, there are two sizeable double bedrooms, the second room has an airing cupboard, housing the combination gas boiler. The bathroom has been refitted with a modern white suite, including paneled bath with shower above, low level W.C, vanity unit wash hand basin and chrome heated towel rail. This property is within walking distance of convenience shops, bus routes and highly regarded schools, making this home appealing for first time buyers, young families and also downsizers looking for a quiet but yet convenient place to live.



Council Tax Band: C



ENTRANCE PORCH

LIVING ROOM

17'5 x 12'8

DINING ROOM

12'8 x 12'1

KITCHEN

11'11 x 6'6

FIRST FLOOR LANDING

MODERN REFITTED BATHROOM

8'1 x 4'4

BEDROOM ONE

12'8 x 9'6

BEDROOM TWO

12'8 x 8'5

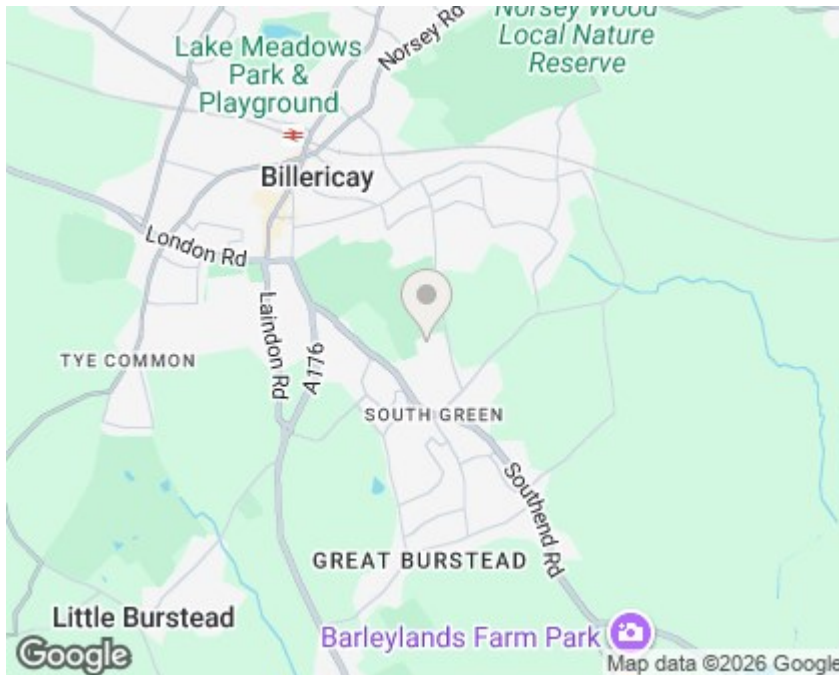
OFF ROAD PARKING FOR 2/3 CARS

ELECTRIC VEHICLE CHARGING POINT

SECLUDED REAR GARDEN ADJOINING NATURE
RESERVE

46 x 23





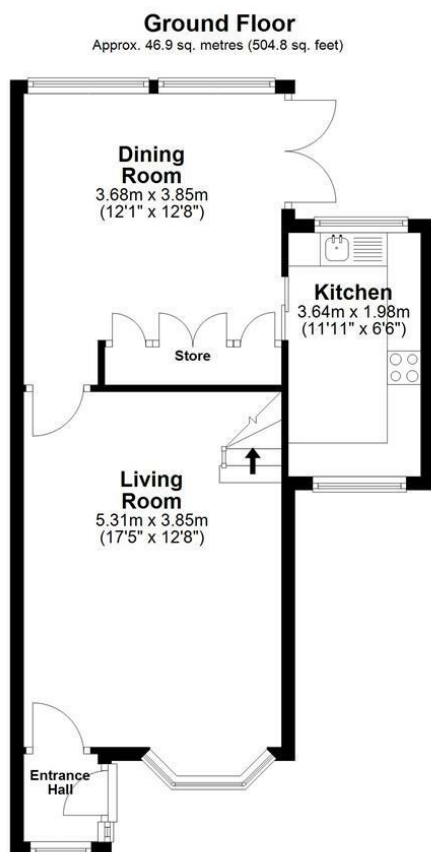
Viewings

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

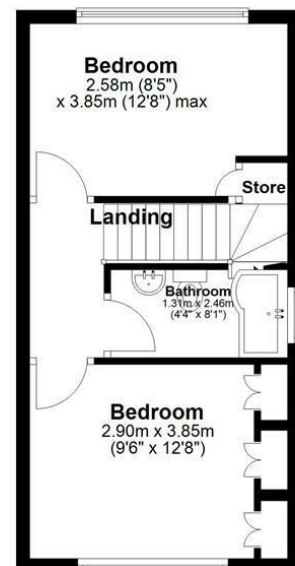
EPC Rating:

C

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		85
(69-80) C	73	
(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



First Floor
Approx. 30.5 sq. metres (328.2 sq. feet)



Total area: approx. 77.4 sq. metres (833.0 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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