



## 20 Wick Glen, Billericay, CM12 0HS

Guide Price £525,000

- 2/3 BEDROOMS
- OFF STREET PARKING
- DETACHED GARAGE
- UNOVERLOOKED SOUTH EAST GARDEN
- AMPLE STORAGE
- DETACHED BUNGALOW
- NO ONWARD CHAIN
- TWO RECEPTION ROOMS
- SHOWER ROOM
- SOUGHT AFTER LOCATION

Located in a highly sought-after and quiet cul-de-sac, this well maintained two/three bedroom bungalow offers flexible living space, excellent storage and a private south-east facing garden, all with the benefit of no onward chain. The property features an L-shaped entrance hall with ample storage, two generous double bedrooms and a third room currently used as a dining room which could easily be used as a bedroom. There is both a lounge and a separate sitting room, providing versatile living accommodation. The kitchen offers space for appliances and leads through to a utility room with a single French door opening onto the garden. A shower room includes a double-length shower. Externally, the unobstructed south-east facing garden enjoys a good degree of privacy. The property also benefits from parking for two vehicles and a detached garage. An excellent opportunity to secure a spacious bungalow in a desirable location.

3 1 2 D

Council Tax Band:



Entrance Hall  
12'2 x 7'9

Bedroom  
12'6 x 10'9

Bathroom  
7'5 x 5'4

Bedroom  
10'9 x 9'1

Lounge  
12'7 x 10'9

Sitting Room  
10'9 x 8'4

Kitchen  
10'4 x 9'3

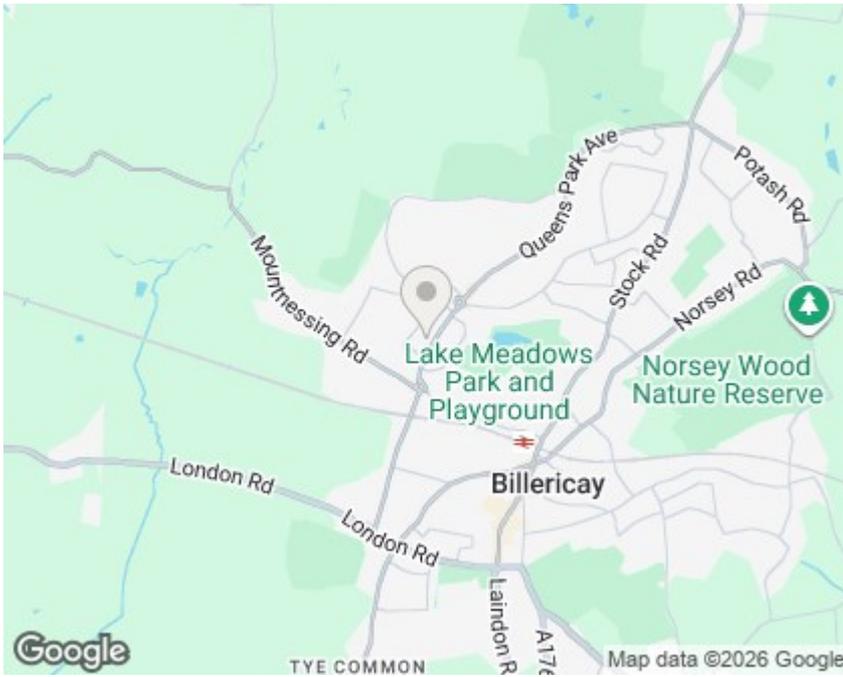
Utility Room  
9'2x 8'3

Dining Room / Bedroom  
19'4 x 7'8

Detached Garage

South East Facing Garden





## 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		59	
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	



Bungalow



Total Area: 85.2 m<sup>2</sup> ... 918 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 mis statement. This plan is for illustrative purposes and so only to be used as such.