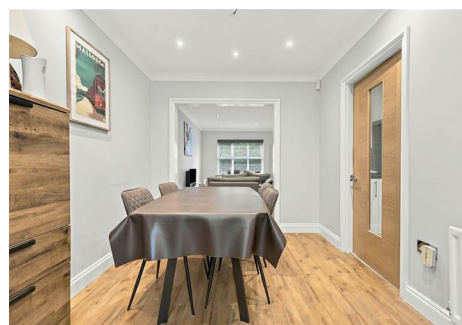




5 Quilters Drive, Billericay, CM12 9YE

Asking Price £525,000

- GARAGE & OFF ROAD PARKING
- DOUBLE GLAZED CONSERVATORY
- LIVING ROOM & DINING ROOM
- NEARBY HIGH STREET & MAINLINE STATION
- MODERN EN-SUITE & BATHROOM
- SOUTH FACING REAR GARDEN
- MODERN KITCHEN
- CLOSE PROXIMITY TO QUILTERS SCHOOL
- NO ONWARD CHAIN
- THREE BEDROOMS

A modern and well presented three bedroom family home, offered for sale with NO ONWARD CHAIN, sought after location, close to Quilters School, Billericay High Street and Mainline Station, as well as green space and children's play area at Sun Corner. This property has the advantage of a landscaped South facing rear garden, 18ft long attached garage, double glazed conservatory, modern kitchen, fully tiled en-suite shower and family bathroom. Presented in excellent decorative order, no immediate work is required, the property also benefits from recently installed internal doors and carpeting. There is a spacious living room with understairs storage space, opening to the dining room and kitchen, with spaces for a washing machine, dishwasher and fridge freezer, there is a built in electric oven and hob, stainless steel extractor hood and sink / drainer. The double glazed conservatory offers an extra reception room, with French doors leading to the paved patio area, there is also pedestrian door access to the garage, which has power, lighting and eaves storage space. There is off road parking to the front of the house, with potential to add a second space if required, by the front door.



Council Tax Band: D



ENTRANCE HALLWAY

LIVING ROOM

14'3 x 11'2 max

DINING ROOM

10'7 x 8

MODERN INTEGRATED KITCHEN

10'7 x 7'1

DOUBLE GLAZED CONSERVATORY

13'4 x 7'8

FIRST FLOOR LANDING

BEDROOM ONE

12'2 x 8'6

EN-SUITE SHOWER ROOM

8'6 x 2'7

BEDROOM TWO

9'9 x 8'6

BEDROOM THREE

8'11 x 6'8

FAMILY BATHROOM

6'8 x 6

LANDSCAPED SOUTH FACING REAR GARDEN

ATTACHED GARAGE

18'4 x 8

OFF ROAD PARKING





Viewings

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

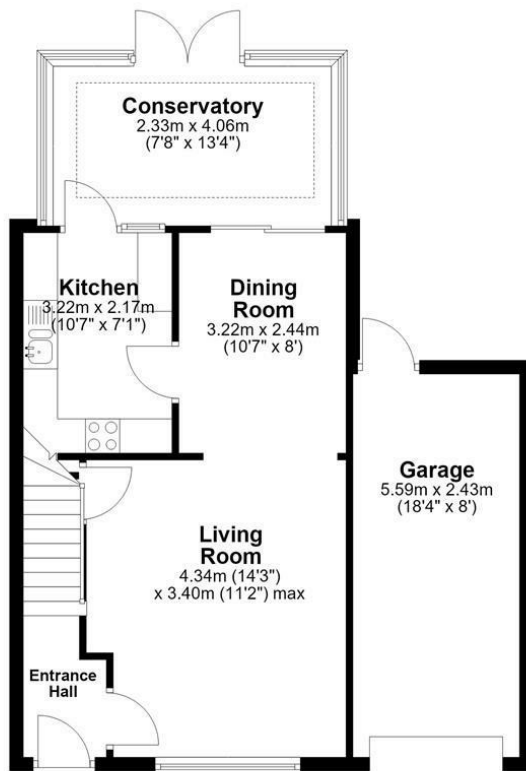
EPC Rating:

C

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		86
(81-91) B		
(69-80) C	70	
(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

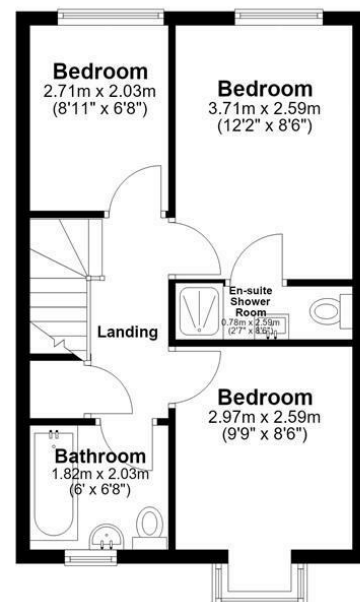
Ground Floor

Approx. 58.4 sq. metres (628.9 sq. feet)



First Floor

Approx. 36.4 sq. metres (391.4 sq. feet)



Total area: approx. 94.8 sq. metres (1020.3 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
© @modephoto.uk | www.modephoto.co.uk
Plan produced using PlanUp.

Quilters Drive