



**9 Glanmire, Billericay, CM11 1DU**

**Offers In Excess Of £450,000**

- FOUR BEDROOMS
- BUTTSBURY / MAYFLOWER AREA
- SCOPE TO EXTEND (STPP)
- REQUIRING MODERNISATION
- OWN DRIVEWAY & GARAGE
- SOUTH WEST FACING REAR GARDEN
- CUL-DE-SAC LOCATION
- NO ONWARD CHAIN
- EXCELLENT BUILT-IN STORAGE
- EARLY VIEWING ADVISED

Situated in a cul-de-sac location within the Buttsbury / Mayflower area of Billericay, is this spacious four bedroom semi-detached family home, offered for sale with NO ONWARD CHAIN. Recently decorated and providing excellent accommodation of approximately 1,200 square feet, the property features a naturally light living room with feature fireplace, opening to the dining area, with double glazed French doors to the South West facing rear garden. The kitchen has a range of wall and base level units, with spaces for an oven, fridge / freezer and washing machine, there is a lot of potential to create open plan living space convert the integral garage, or extend to the rear aspect, subject to planning consent being granted. The first floor offers four good sized bedrooms all with fitted / built-in wardrobe space, the fully tiled bathroom has a paneled bath, with fitted shower screen, electric shower above the bath, low level W.C, pedestal wash hand basin and chrome heated towel rail. Externally there is an independent driveway, leading to the garage, side gate access to the garden, with two paved patio areas, the rest mainly laid to lawn and storage shed to remain. This popular location, is just a short walk to schools, convenience shops and Norsey Woods Nature Reserve.



Council Tax Band: D



Quirks



Quirks

**ENTRANCE PORCH**  
4'9 x 3'2

**GROUND FLOOR W.C**  
4'8 x 2'11

**LIVING ROOM**  
14'4 x 12'4

**DINING ROOM**  
12'6 x 9'0

**KITCHEN**  
12'6 reducing to 9'4 x 11'1

**FIRST FLOOR LANDING**  
6'2 x 6'0

**BEDROOM ONE**  
12'2 x 11'8 reducing to 8'6

**BEDROOM TWO**  
10'11 x 10'11 reducing to 8'0

**BEDROOM THREE**  
9'3 x 9'3

**BEDROOM FOUR**  
11'1 reducing to 8'10 x 8'0

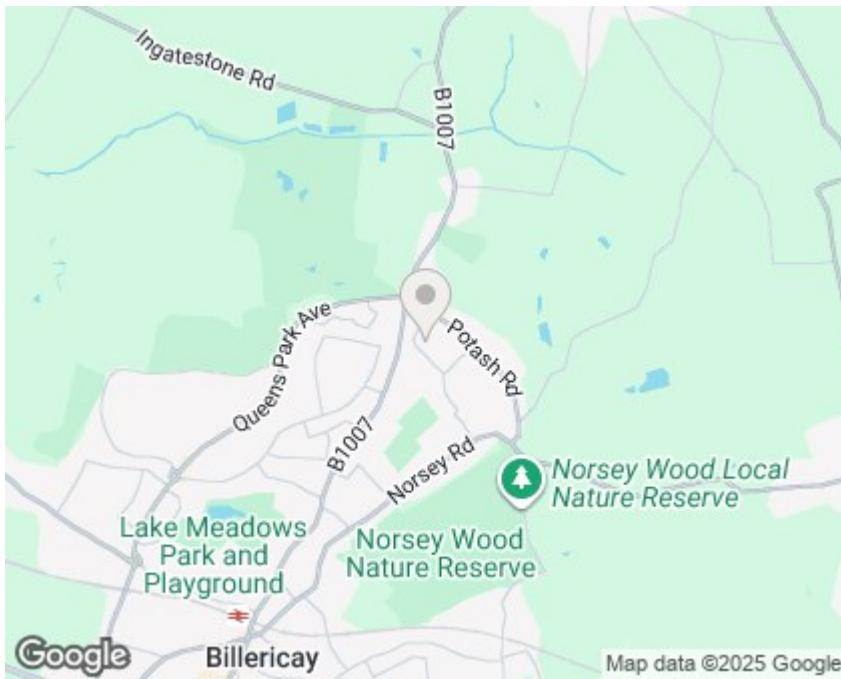
**FAMILY BATHROOM**  
6'4 x 6'2

**INTEGRAL GARAGE**

**OWN DRIVEWAY**

**SOUTH WEST FACING REAR GARDEN**  
38 x 25





## Viewings

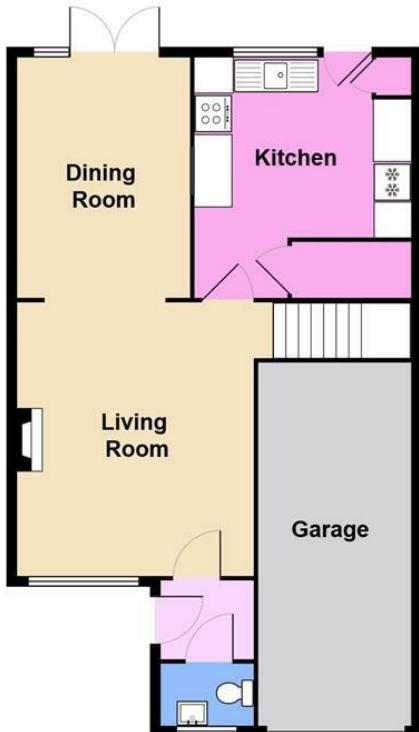
Viewings by arrangement only. Call 01277 626 541 to make an appointment.

## EPC Rating:

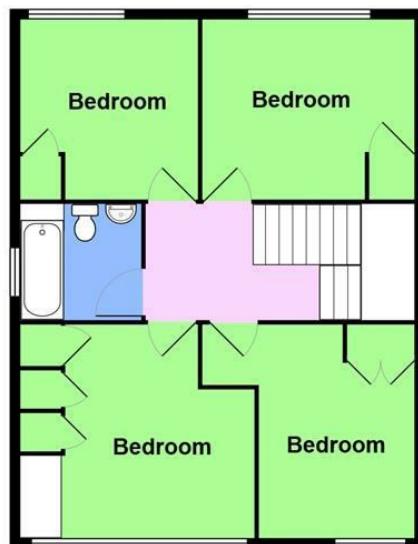
E

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

**Ground Floor**  
Area: 61.3 m<sup>2</sup> ... 660 ft<sup>2</sup>



**1st Floor**  
Area: 51.8 m<sup>2</sup> ... 557 ft<sup>2</sup>



AIW Energy Assessors Limited  
Energy Performance Certificates | Floor Plans  
T: 01245 445215 | 01944 268499 | E: ianwillison@hotmail.co.uk

Total Area: 113.1 m<sup>2</sup> ... 1217 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 misstatement. This plan is for illustrative purposes and so only be used as such.