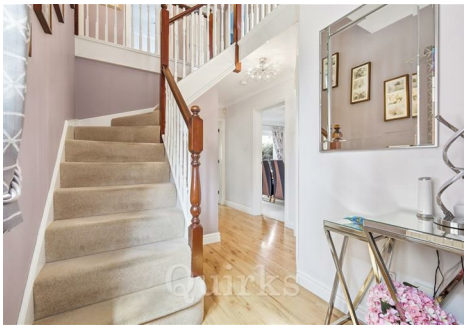
Quirk & Partners®

Quirks®









11 Earl Mountbatten Drive, Billericay, CM12 0ED

Asking Price £735,000

- FOUR BEDROOMS
- INTEGRAL GARAGE
- KITCHEN / BREAKFAST ROOM
- SPACIOUS HALLWAY & LANDING
- SHORT COMPLETE CHAIN
- EN-SUITE & BATHROOM
- UTILITY ROOM
- SAME OWNERSHIP SINCE NEW
- DUAL ASPECT LIVING ROOM
- CLOSE PROXIMITY TO MAINLINE STATION

108a High Street, Billericay, Essex, CM12 9BY
01277 626 541
billericay@quirkandpartners.co.uk
http://www.quirkandpartners.co.uk

A well maintained four bedroom detached family home, situated on a well-regarded development, ideally suited for both for families and commuters, being just 0.8 miles (around a 15-minute walk) from Billericay Mainline Station and useful convenience shops, Brightside Primary School is located only 0.4 miles from this property. Owned from new in 1994, the current Vendors have kept this house in excellent order, the accommodation includes a spacious entrance hallway, with built-in storage and part vaulted ceiling, there is also a modern ground floor W.C. To the front aspect is an 18ft long, dual aspect living room with South facing front window. There is a separate dining room with French doors leading the rear garden, also to the rear aspect it the kitchen / breakfast room with a range of integrated appliances and fitted breakfast bar. This property has the advantage of a utility room with garden access and space for further appliances in addition to an integral garage, also giving potential to create open plan kitchen / living space. The sizeable first floor landing leads to four bedrooms, bedroom one has a range of fitted wardrobes and an en-suite shower room, complete with a modern white suite, including large corner shower and fully tiled walls. The family bathroom has been updated, finished with a modern white suite and fully tiled walls. Bedroom two is a comfortable double room with built-in double wardrobes, bedroom three is also a double room and bedroom four would make an ideal children's bedroom or study. Externally the beautifully maintained rear garden has established flower and shrub borders, a paved sandstone patio area, side gate access and concrete hard standing for a shed / outbuilding. Early viewing is advised due to demand for this desirable road in a central location within Billericay.

4 2 2 C

Council Tax Band: F







ENTRANCE HALLWAY

GROUND FLOOR W.C

LIVING ROOM
18'1 x 13'6

DINING ROOM
10'6 x 9'6

KITCHEN / BREAKFAST ROOM
12'8 x 11'4 max

UTILITY ROOM
9'6 x 4'11

INTEGRAL GARAGE
17'5 x 9'6

FIRST FLOOR LANDING

BEDROOM ONE
14' x 13'6

EN-SUITE SHOWER ROOM
9'6 x 5'7

BEDROOM TWO
15'5 x 9'6

BEDROOM THREE
11'4 x 10'11 max

BEDROOM FOUR
9'2 x 6'9

FAMILY BATHROOM
9'2 x 5'1

REAR GARDEN

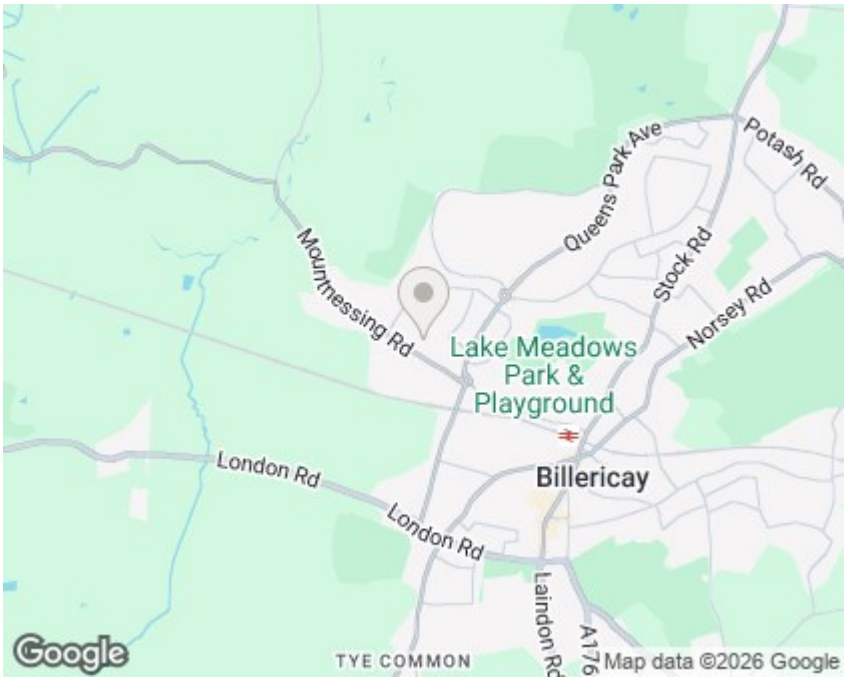
BLOCK PAVED DRIVEWAY









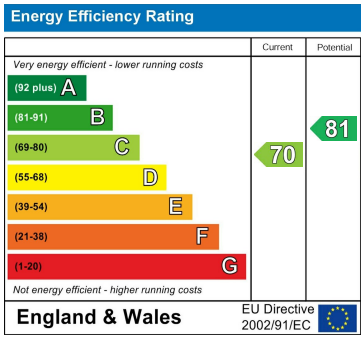


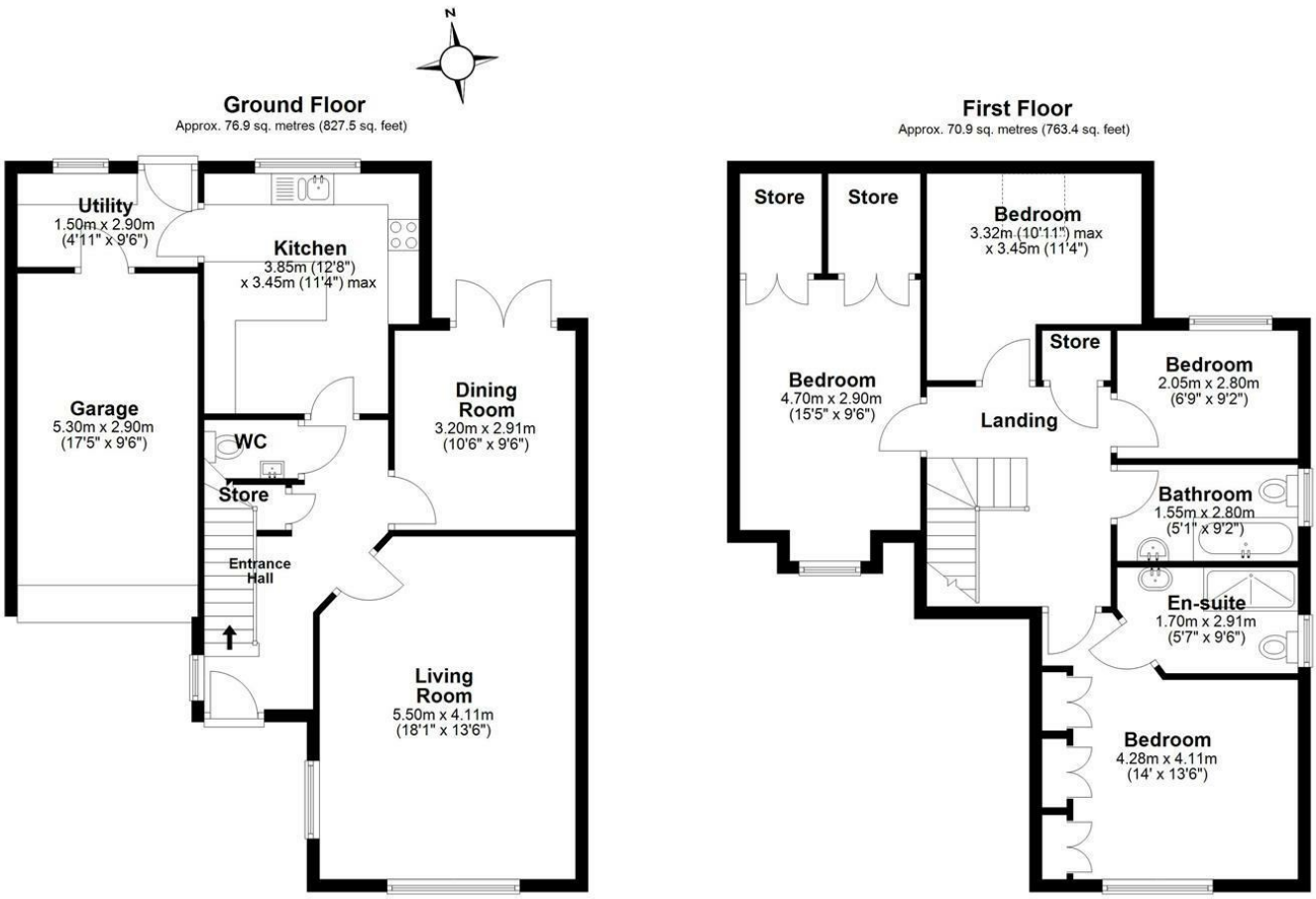
Viewings

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

EPC Rating:

C





Total area: approx. 147.8 sq. metres (1590.9 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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