



## Briar Bank Dunton Road, Billericay, CM12 9TZ

**GUIDE PRICE - £425,000 - £450,000**

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- MODERNISATION POTENTIAL
- TWO BEDROOMS
- VERY GENEROUS PLOT
- NO ONWARD CHAIN
- DETACHED BUNGALOW
- TWO RECEPTION ROOMS
- EASY ACCESS TO A127
- SCOPE TO EXTEND (STP)
- GARAGE

An excellent opportunity to purchase a detached two-bedroom bungalow, offering fantastic potential for renovation and updating to suit individual preferences. Occupying a generous plot, the property provides a blank canvas for buyers looking to modernise or adapt the layout, subject to the usual consents. The accommodation includes two good-sized bedrooms, two separate reception rooms providing versatile living and dining options, a fitted kitchen, and a family bathroom. The internal arrangement offers plenty of scope for reconfiguration or enhancement to create a more contemporary living space. Externally, the property benefits from a sizeable rear garden, ideal for those who enjoy gardening, outdoor entertaining, or simply having ample outside space. A detached garage sits alongside the bungalow, complemented by off-street parking on the private driveway. Conveniently located within a popular residential area, the property enjoys easy access to local amenities and excellent transport connections, including nearby access to the A127. Offered for sale with no onward chain, this is a rare chance to acquire a detached bungalow with significant potential.



Council Tax Band: D



Entrance Hall

Lounge  
13'11 x 12'6

Living Room  
15'6 x 12'8

Kitchen  
12'0 x 6'7

Bedroom One  
12'8 x 12'6

Bedroom Two  
12'8 x 10'9

Bathroom  
8'0 x 5'10

Garage  
30' x 1'-2

AGENTS NOTE  
The property is  
not on Mains  
Drains and has  
Oil Fired  
Heating.





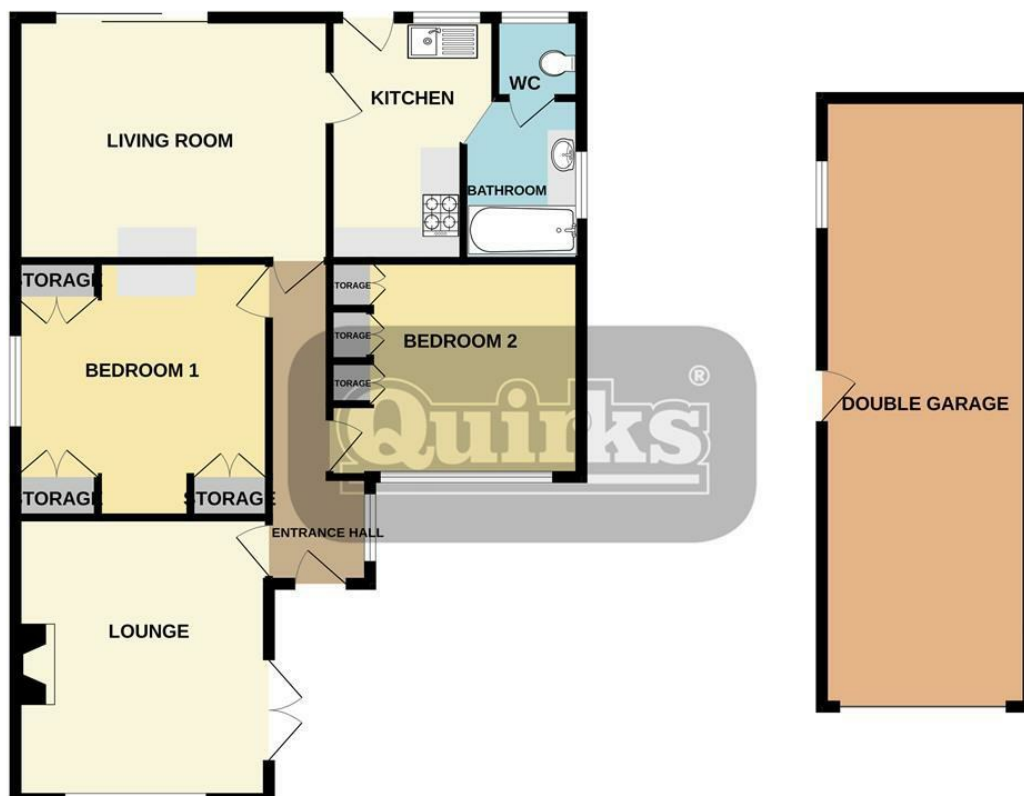
## Viewings

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

## EPC Rating:

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

GROUND FLOOR  
1156 sq.ft. (107.4 sq.m.) approx.



TOTAL FLOOR AREA : 1156 sq.ft. (107.4 sq.m.) approx.

This floor plan is for illustrative purposes only. All representations including measurements, doors, windows and fixtures are approximate and NOT TO SCALE. The total floor area includes all floor space associated with the property including garages and outbuildings as depicted. No appliances or services are confirmed as included or tested.  
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