



1 Cherry Trees, Billericay, CM12 9NY

Offers In The Region Of £565,000

- NO ONWARD CHAIN
- SOUGHT AFTER CUL-DE-SAC
- CLOSE PROXIMITY TO HIGH STREET
- REQUIRING MODERNISATION
- LIVING ROOM & DINING ROOM
- SCOPE TO EXTEND (STPP)
- NEARBY QUILTERS SCHOOL
- DETACHED FAMILY HOME
- MODERN GAS BOILER
- GROUND FLOOR W.C & BATHROOM

Cherry Trees is a secluded cul-de-sac, of just seven properties in the sought after Quilters area of Billericay. This three bedroom detached family home, has been in the same family ownership since 1970 and offers huge potential to extend, subject to planning consent being granted. The accommodation includes an entrance hallway leading to the ground floor W.C, living room with feature gas fire and large front window with South facing aspect, folding doors open to the dining room, overlooking the rear garden with door access. The kitchen adjoins the dining room, giving potential to create an open plan space if preferred. The kitchen has a range of wall and base level units, stainless steel sink / drainer, spaces for oven, fridge / freezer and washing machine, modern Ideal gas boiler and two storage cupboards. To the first floor is a light and spacious landing with side window, providing views over the fields at Tye Common Road. There is a built-in airing cupboard, housing the hot water cylinder and loft access. All three bedrooms have fitted / built-in wardrobes, there are two double rooms and one single, the third bedroom still giving ample space, measuring 9ft (2.7 meters) in depth. The family bathroom is functional and does require modernisation, currently there is a three piece suite and fully tiled walls. Externally the property has an independent driveway leading to the garage, with up & over doors to front, making it very practical for bringing gardening equipment or vehicles through to the garden, there is also power & lighting connected. The rear garden has side gate access, paved patio area and established lawn & trees, shed to be removed prior to completion of the sale. Situated within close proximity of schools, convenience shops, Billericay High Street, Mainline Station and nearby open countryside. Due to the rarity of properties becoming available in this quiet cul-de-sac location and with the added advantage of NO ONWARD CHAIN, early viewing is advised.



Council Tax Band: E



ENTRANCE HALLWAY

11'11 x 6'9 reducing to 3'7

GROUND FLOOR W.C

5'3 x 2'9

LIVING ROOM

13'1 x 12'10

DINING ROOM

12'0 x 10'8

KITCHEN

12'0 x 8'11

FIRST FLOOR LANDING

10'2 x 7'9

BATHROOM

7'9 x 5'5

BEDROOM ONE

13'2 x 11'4

BEDROOM TWO

12'1 x 11'9

BEDROOM THREE

9'4 x 5'4

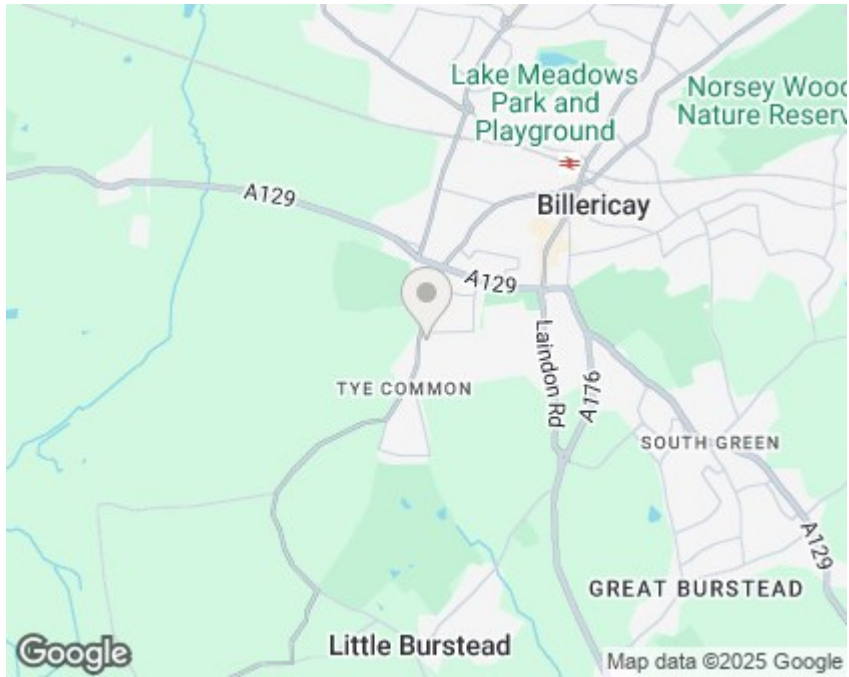
REAR GARDEN

40

GARAGE

16'6 x 8'7





Viewings

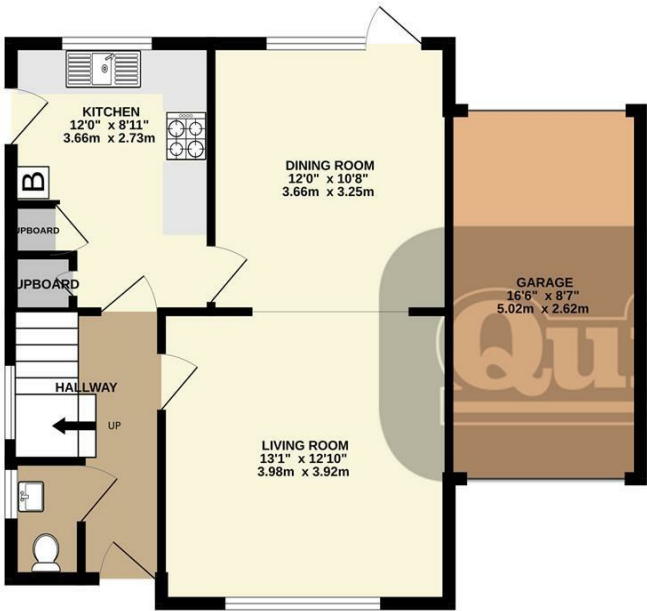
Viewings by arrangement only. Call 01277 626 541 to make an appointment.

EPC Rating:

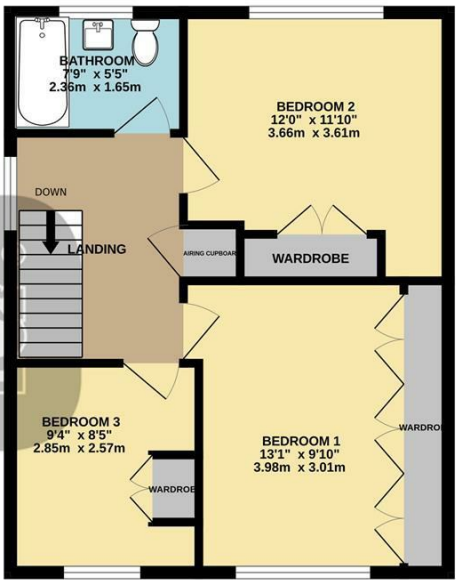
C

| Energy Efficiency Rating | | |
|---|-----------|-------------------------|
| | Current | Potential |
| Very energy efficient - lower running costs | | |
| (92 plus) A | | |
| (81-91) B | | 83 |
| (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
625 sq.ft. (58.1 sq.m.) approx.



1ST FLOOR
491 sq.ft. (45.6 sq.m.) approx.



TOTAL FLOOR AREA: 1116 sq.ft. (103.7 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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