



## 3 Outwood Farm Close, Billericay, CM11 2ND

Offers In Excess Of £485,000

- IMMACULATELY PRESENTED
- MODERN INTEGRATED KITCHEN
- DINING ROOM / BEDROOM WITH W.C
- CUL-DE-SAC LOCATION
- NEARBY OPEN COUNTRYSIDE
- THREE / FOUR BEDROOMS
- EN-SUITE TO BEDROOM ONE
- OFF ROAD PARKING FOR 2 CARS
- CLOSE TO SCHOOLS
- REFITTED FAMILY SHOWER ROOM

This beautifully presented three / four bedroom semi-detached house, is situated in a quiet cul-de-sac location, near to schools and open countryside. Internal viewing is essential to appreciate this immaculately presented family home, with a versatile layout and modern fittings. The property benefits from replacement UPVC double glazing and entrance door, A naturally light hallway, leading to the dining room / bedroom with adjoining W,C, there is a modern integrated kitchen with fridge / freezer, dishwasher, electric hob, double oven and washing machine. The L-shaped living room features sliding patio doors and a log burning stove. To the first floor landing, is access to the partly boarded loft with fitted ladder for access, leading to the combination gas boiler installed in 2021. There are three bedrooms to the first floor, two doubles and one single. Bedroom one benefits from it's own en-suite shower room and there is a separate family shower room which has been refitted to a high standard. Externally there is off road parking for two vehicles, side gate access leading to the well maintained and established rear garden, perfectly set up for entertaining and BBQ's, with a paved patio and secluded seating area to the rear boundary.

3 2 2 D

Council Tax Band: D



ENTRANCE HALLWAY

DINING ROOM / BEDROOM

13'10 x 7'10

GROUND FLOOR W.C

MODERN INTEGRATED KITCHEN

9'8 x 8'11

BREAKFAST ROOM

9'8 x 5'10

LIVING ROOM

15'1 x 11

FIRST FLOOR LANDING

BEDROOM ONE

15'6 max x 8'11

EN-SUITE SHOWER ROOM

5'2 x 4'1

BEDROOM TWO

8'9 x 7'9

BEDROOM THREE

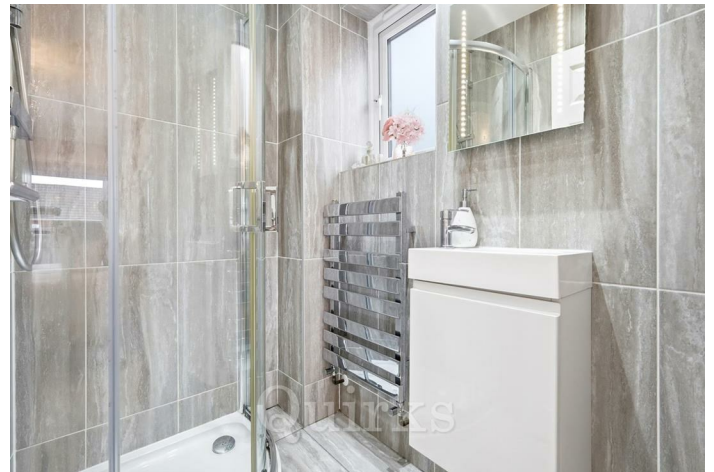
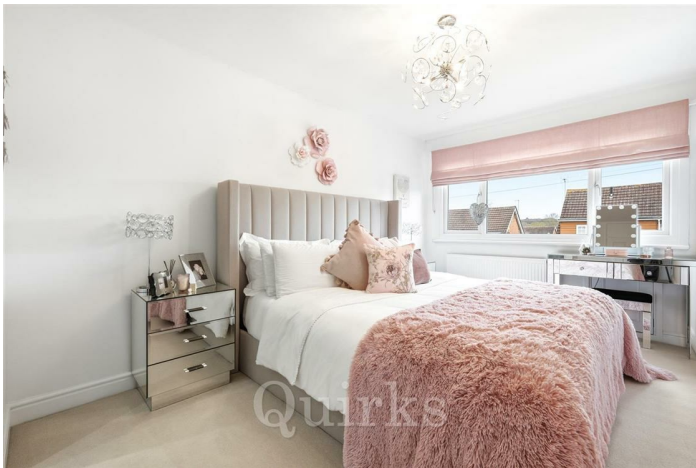
9'11 x 5'10

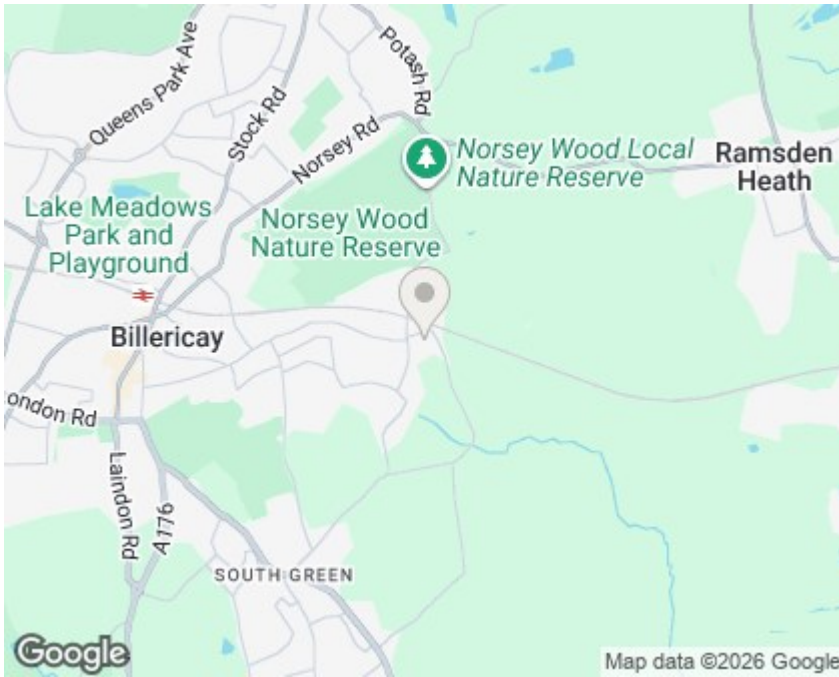
FAMILY SHOWER ROOM

8'9 x 7

BEAUTIFULLY MAINTAINED REAR GARDEN

OFF ROAD PARKING FOR TWO CARS





## Viewings

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

## EPC Rating:

D

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) <b>A</b>			
(81-91) <b>B</b>			<b>85</b>
(69-80) <b>C</b>			
(55-68) <b>D</b>		<b>63</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	

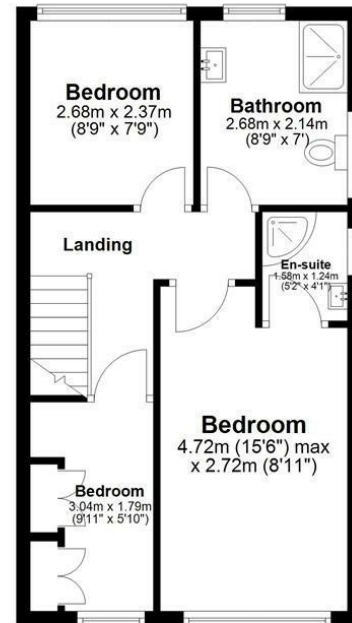
### Ground Floor

Approx. 44.5 sq. metres (479.0 sq. feet)



### First Floor

Approx. 39.5 sq. metres (425.5 sq. feet)



Total area: approx. 84.0 sq. metres (904.4 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

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**Outwood Farm Close**