



## 18 Trafalgar Way, Billericay, CM12 0UT

Offers In Excess Of £415,000

- THREE BEDROOMS
- LARGE GARDEN
- GARAGE IN BLOCK
- MODERN KITCHEN
- SCOPE FOR EXTENSION (STP)
- SEMI DETACHED HOUSE
- ACCESS TO GARAGE
- OFF STREET PARKING
- CLOSE TO LOCAL SCHOOLS



Tucked away in a quiet walkway in the ever-popular Queens Park Development, this three-bedroom, semi-detached family home offers a perfect blend of comfort and convenience. Upon entry, a spacious hallway leads to the lounge, providing ample space for a three-seater sofa and additional furniture. The modern kitchen/dining room follows, featuring integrated appliances such as a fridge, freezer, dishwasher, washing machine, oven, and hob, along with ample space for a six-seater table. On the first floor, you'll find three bedrooms, all with built-in storage. Bedrooms one and two are doubles, while bedroom three is a good-sized single. The landing includes an airing cupboard, access to the loft, and entry to the family bathroom, which comprises a three-piece white suite. The real highlight of this home is the southwest-facing garden, measuring 71 ft x 70 ft at its widest points. It commences with a patio area and extends to a large lawn thereafter, offering plenty of space for an extension (subject to planning) or simply enjoying the expansive outdoor area. The garden also provides direct access to the garage, located in a block, and the parking spaces beyond.



Council Tax Band:





### Entrance Hall

6'4 x 6'3

### Lounge

15'5" x 9'3" x 12'4" > 29'6" x 32'9"

### Kitchen / Dining Room

15'9 x 9'8

### Landing

9'6 x 6'5

### Bedroom One

13'6 x 9'12

### Bedroom Two

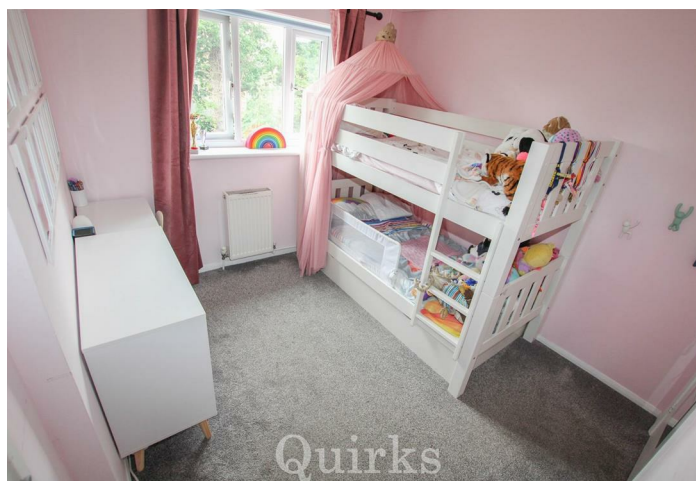
9'11 x 9'7

### Bedroom Three

9'3" x 7'1 x 6'5"

### South West facing garden

71' x 45 x 74





## Viewings

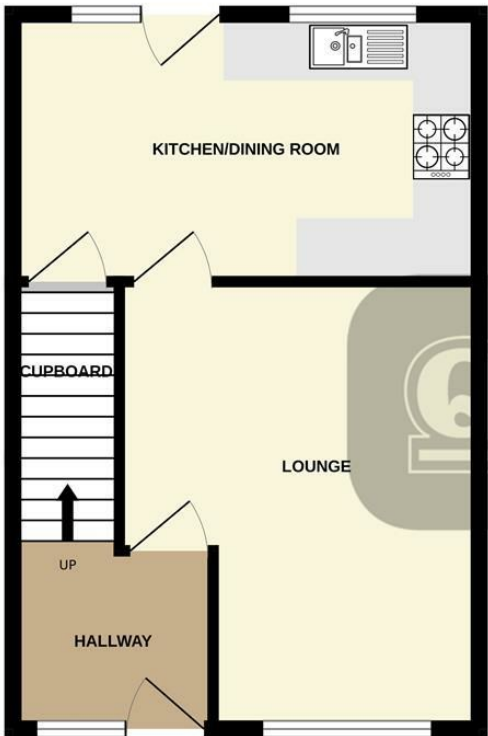
Viewings by arrangement only. Call 01277 626 541 to make an appointment.

## EPC Rating:

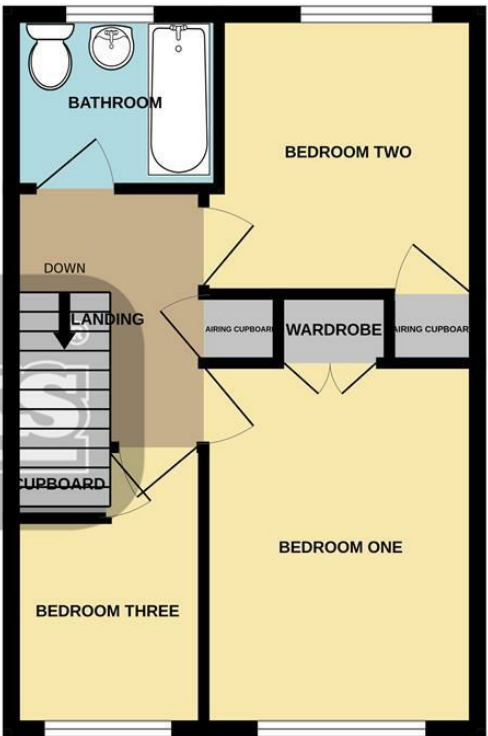
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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		<b>82</b>
(69-80) <b>C</b>		
(55-68) <b>D</b>	<b>57</b>	
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

GROUND FLOOR  
391 sq.ft. (36.3 sq.m.) approx.



1ST FLOOR  
391 sq.ft. (36.3 sq.m.) approx.



TOTAL FLOOR AREA: 782 sq.ft. (72.7 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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