



## 31 Meadow Rise, Billericay, CM11 2DT

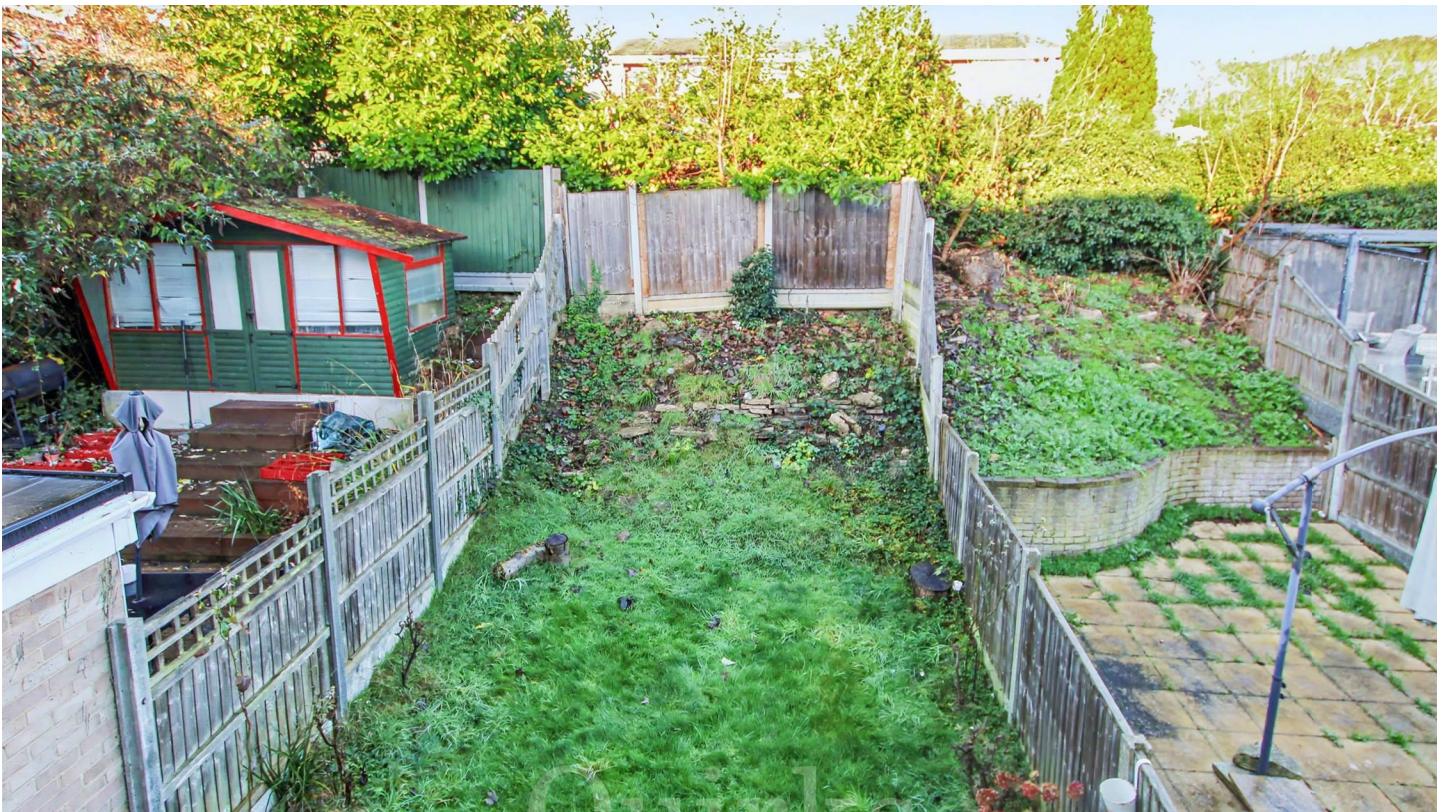
Chain Free £409,995

- FOUR BEDROOMS
- POTENTIAL TO ADD EN-SUITE
- NEAR TO SHOPS & MAINLINE STATION
- KITCHEN / DINER
- SPACIOUS LIVING ROOM
- NO ONWARD CHAIN
- SCOPE TO EXTEND (STPP)
- GROUND FLOOR W.C
- CLOSE TO SCHOOLS
- GARAGE & OFF ROAD PARKING

Offered for sale with NO ONWARD CHAIN, this spacious four bedroom town house, offers excellent family accommodation in a central location, within walking distance of convenience shops, schools and Billericay Mainline Station. There is an open plan kitchen / diner, with built in oven and four ring gas hob, free standing appliances to remain and double glazed patio doors lead to the rear garden. The hallway has built-in storage and there is the benefit of a ground floor W.C. The garage is integral to the property and has the potential to create an additional reception room (subject to building regulation approval) the private rear garden is low maintenance and there is room to add a ground floor rear extension if required (subject to planning consent) neighbouring properties have already got this in place. The first floor landing is a good size and leads to the naturally light living room with South facing aspect and feature fireplace, the family bathroom does require some updating, it does have a Mira electric shower over the bath, there is also an adjoining bedroom to the first floor. The second floor landing has loft access and leads to three bedrooms. Bedroom one has plenty of built-in wardrobe space and overlooks the rear garden, there is scope to add an en-suite to this room with plumbing directly below for the bathroom. Measuring 113 square meters / 1,226 square feet, this property is great value for the size of accommodation available, internal viewing is strongly recommended.

4 1 2 D

Council Tax Band: C



**ENTRANCE HALLWAY**

6'1 x 2'10

**GROUND FLOOR W.C**

4'9 x 2'11

**INNER HALLWAY**

8'4 x 6'11

**KITCHEN / DINER**

15'0 x 10'10

**REAR GARDEN**

38 x 16

**GARAGE**

16'2 x 8'6

**FIRST FLOOR LANDING**

15'0 x 5'9

**LIVING ROOM**

15'0 x 12'2

**FAMILY BATHROOM**

8'9 x 6'5

**BEDROOM FOUR**

9'3 x 6'8

**BEDROOM THREE (FIRST FLOOR)**

8'11 x 8'4

**BEDROOM TWO**

12'3 x 8'1

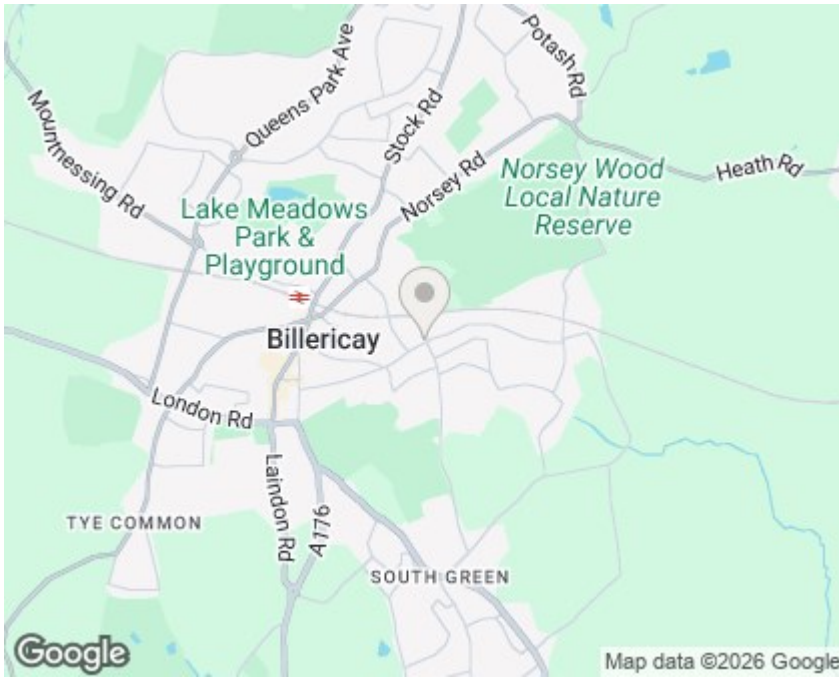
**BEDROOM ONE**

12'2 x 11'9 reducing to 8'10

**SECOND FLOOR LANDING**

8'9 x 6'7





## Viewings

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

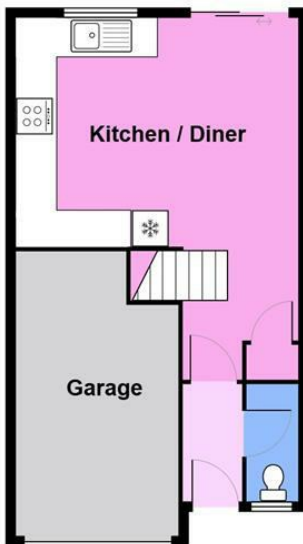
## EPC Rating:

D

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			81
(69-80) C			
(55-68) D		60	
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	



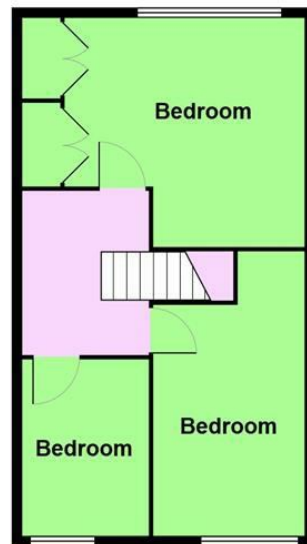
**Ground Floor**  
Area: 37.3 m<sup>2</sup> ... 401 ft<sup>2</sup>



**1st Floor**  
Area: 38.3 m<sup>2</sup> ... 413 ft<sup>2</sup>



**2nd Floor**  
Area: 38.3 m<sup>2</sup> ... 413 ft<sup>2</sup>



Total Area: 113.9 m<sup>2</sup> ... 1226 ft<sup>2</sup>

Whilst every effort has been made to ensure accuracy, measurements of doors, windows and other items are approximate and no responsibility is taken for any error, omission or mis statement. This plan is for illustrative purposes and so only be used as such.



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