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**Fairview, Billericay**

**WN**  
PROPERTIES

# Fairview Billericay

Offers in the region of £475,000  
to £489,000

Perfectly located close to Billericay High Street this well presented three bedroom semi detached house offers attractive accommodation overlooking a small greensward opposite Mill Meadow nature reserve for country walks. Billericay mainline station for the London commuter is 0.5 miles and the property is also within Quilters school catchment (subject to acceptance). The entrance door leads to a spacious hallway with wood style laminate flooring that continues throughout the ground floor and leads to a good size front to rear lounge/diner. There is also a modern fitted kitchen, three bedrooms and fitted bathroom with separate shower cubicle. Off street parking is provided to the front and the attractive rear garden enjoys a southerly aspect. No onward chain. EPC E.



### **Entrance Hallway**

Double glazed door with glazed side panel, window to side and radiator. Stairs leading to first floor with glazed balustrade and painted hand rail. Understairs storage cupboard and glazed double doors leading to;

### **Lounge/Diner 22' 9" x 11' 9" max (6.93m x 3.58m)**

Dual aspect room with window to front and French doors leading to the rear garden. Wood effect flooring, radiator.

### **Kitchen 11' 7" x 8' 5" (3.53m x 2.56m)**

Modern style cabinets with built in electric oven, gas hob and recessed cooker hood above. Stainless steel sink with single drainer and mixer tap and tiled splashback. Space for fridge/freezer, dishwasher and washing machine. Built in larder style cupboard with window to side, continuation of wood effect flooring, window to side and rear.

### **First Floor Landing**



Access to loft, built in cupboard with useful storage. Further cupboard housing wall mounted Worcester boiler, window to side. Doors to;

### **Master bedroom 12' 9" x 11' 10" to rear of wardrobes (3.88m x 3.60m)**

Built in wardrobe, radiator, window to front.

### **Bedroom Two 11' 10" to rear of wardrobe x 9' 7" (3.60m x 2.92m)**

Built in wardrobe, radiator, window to rear.

### **Bedroom Three 8' 8" max x 8' 5" max (2.64m x 2.56m)**

Built in cupboard, radiator and window to front.

### **Bathroom**

Close coupled WC, pedestal wash hand basin, panel enclosed bath with mixer taps and corner shower cubicle with fixed rain water shower and separate hand held shower attachment. Tiling to floor and part tiled walls, radiator, window to rear and side. Radiator.

### **Externally**

Shared driveway leading to the rear of the property, and space for two vehicles in the front garden. Mature hedge border.

### **Rear Garden**

South facing garden with decking leading to lawned area, with mature hedge and shrub borders. Garden shed.







Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) <b>A</b>		<b>88</b>
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>	<b>52</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	

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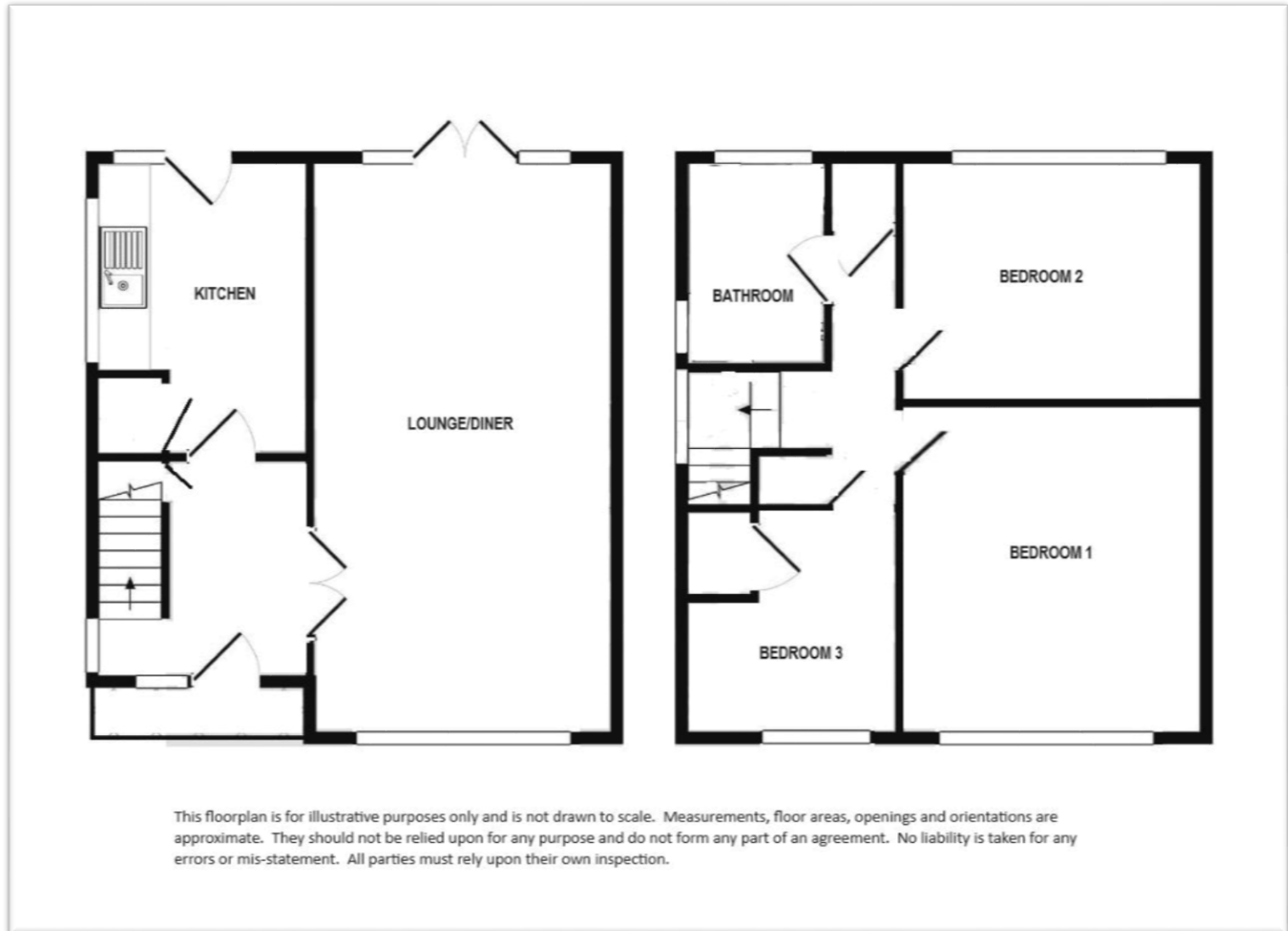
Council Tax Band D

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