



Bootham Close | Billericay | GUIDE PRICE £550,000



Bootham Close

Billericay | Essex | CM12 9NQ

GUIDE PRICE £550,000 - £575,000

The Property Specialists of Billericay are delighted to offer for sale this beautifully presented 3/4 bedroom semi detached chalet-style property which is nicely positioned on a generous corner plot in a quiet cul-de-sac road. This fantastic home is conveniently located within easy reach of the sought-after Quilters Primary Schools, Billericay railway station with it's routes to London Liverpool Street , and the popular and vibrant high street.

The ground floor hallway features a welcoming entrance hallway, a modern shower room with WC, two spacious bedrooms, and a stunning extended lounge/diner that flows seamlessly into the contemporary fitted kitchen. The owners are currently taking advantage of the versatility of one of the ground floor bedrooms by using this as a play room. Upstairs, you'll find two additional well-proportioned bedrooms and a stylish family bathroom.

Outside, the private rear garden is designed to be low maintenance, featuring a large patio, perfect for outdoor entertaining during the summer months. The property also benefits from a detached garage with additional parking to the front.

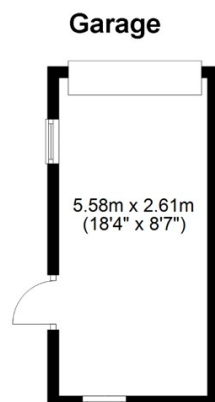
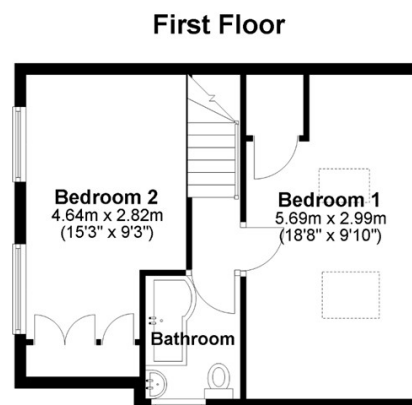
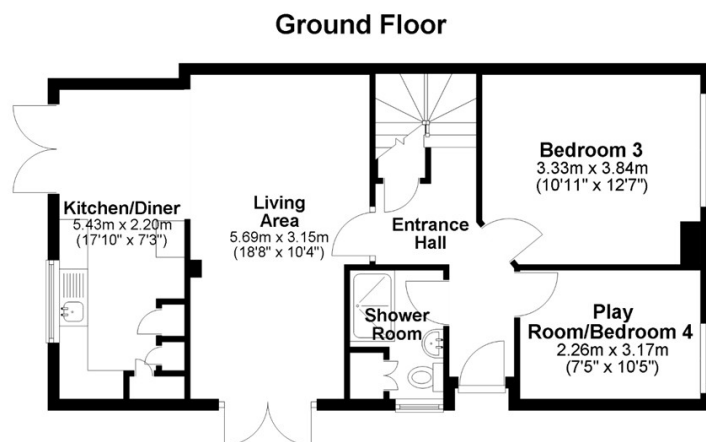
With potential for further extension (subject to planning permission), this home presents an excellent opportunity for families looking for space and versatility. This fantastic property must be viewed internally to fully appreciate the size and space on offer






- GUIDE PRICE £550,000 - £575,000
- Deceptively Spacious 3/4 Bedroom Semi Detached House
- Large Open Plan Living room Opening Up To A Modern Fitted Kitchen
- Perfect Home For Entertaining
- Beautiful Corner Plot
- Garage With Power And Lighting
- Off Road Parking and Additional Access To The Side
- Close To The High Street
- Quilters Schools Catchment Area





APPROX INTERNAL FLOOR AREA
101 SQ M 1089 SQ FT
(EXCLUDING GARAGE)

This plan is for layout guidance only and is
NOT TO SCALE
Whilst every care is taken in the preparation
of this plan, please check all dimensions,
shapes & compass bearings before making
any decisions reliant upon them.
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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A	73	87
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales		EU Directive 2002/91/EC 

Viewing strictly by appointment with The Property Specialists



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Less Stressful

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