


ASHTON  WHITE  
*Leading the way home*

ASHTON  WHITE  
*Leading the way home*



2 Bootham Close, Billericay CM12 9NQ  
£440,000

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## 2 Bootham Close Billericay CM12 9NQ £440,000

**\*\*NO ONWARD CHAIN!\*\*** CLOSE TO HIGH STREET!\*\* A well-presented two-bedroom semi-detached bungalow, ideally situated in a popular cul-de-sac within the sought-after Quilters area of Billericay. Conveniently located just half a mile from the High Street and approximately one mile from the railway station, the property offers comfortable accommodation in an excellent location.

The bungalow is accessed via a side entrance, leading into a welcoming hallway. At the front of the property are two bedrooms, comprising a generous double and a well-proportioned single, both benefiting from built-in wardrobes.

The spacious living room is a particular feature, with an attractive fireplace, bespoke fitted bookcases to either side, and double doors opening onto the rear garden, creating a bright and inviting living space. The modern fitted kitchen is accessed from the lounge and is well equipped with a range of integrated appliances.

The bathroom is fitted with a stylish white period-style suite and also benefits from a useful built-in storage cupboard.

Externally, the front of the property offers a block-paved driveway providing off-road parking, with a shared driveway leading to the detached garage. The attractive rear garden features a sandstone-paved patio, a well-maintained lawn, and established shrub borders, providing a pleasant outdoor space to enjoy.

**OFFERED FOR SALE WITH NO ONGOING CHAIN**





ENTRANCE HALL

LOUNGE

17'7 x 11 (5.36m x 3.35m)

KITCHEN

9 x 7'4 (2.74m x 2.24m)

BEDROOM ONE

12'4 x 11 (3.76m x 3.35m)

BEDROOM TWO

8'10 x 7'5 (2.69m x 2.26m)

BATHROOM

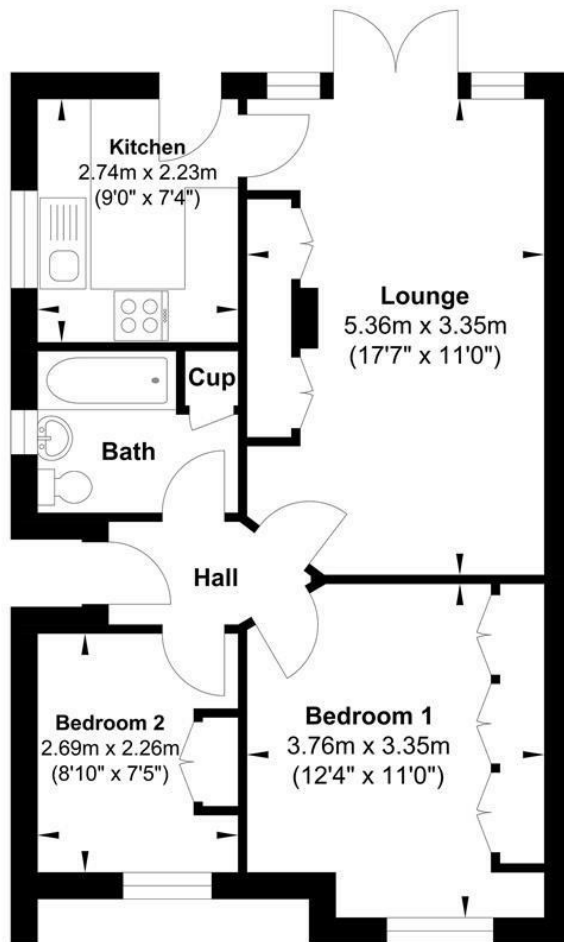
7'5 x 6 (2.26m x 1.83m)

OFF ROAD PARKING

GARAGE

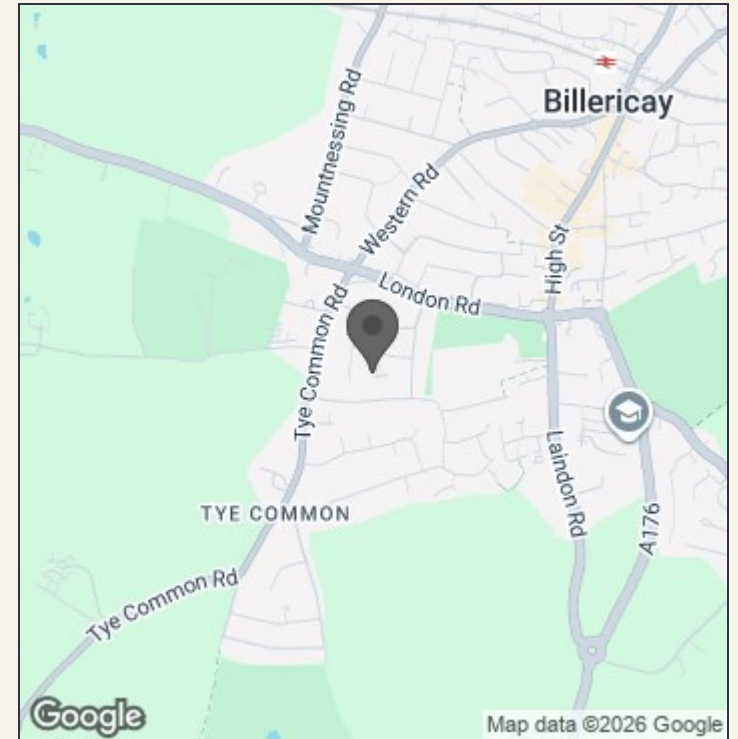
GOOD-SIZE GARDEN





Gross Internal Floor Area : 49.84 m2 ... 536 ft2

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or misstatement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) <b>A</b>			<b>89</b>
(81-91) <b>B</b>			
(69-80) <b>C</b>		<b>70</b>	
(55-68) <b>D</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	



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**VIEWING:** Strictly by prior arrangement with Ashton White Estate Agents.

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