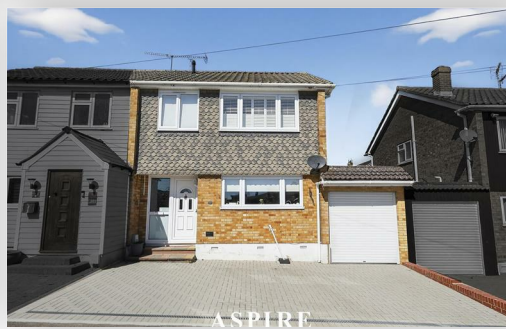
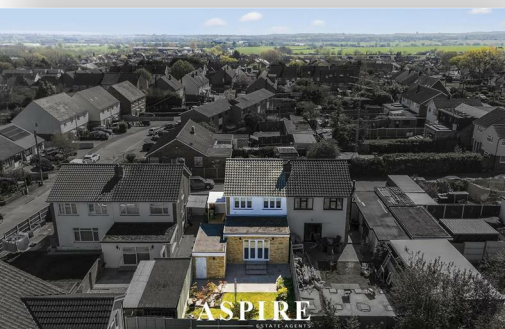


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Briar View, Billericay Offers over £475,000

A charming three-bedroom semi-detached home, with the potential to be used as a four-bedroom property if required, offering excellent flexibility for modern family living. At the heart of the home is a spacious open-plan kitchen and dining area, perfect for everyday meals and entertaining alike. The living room is beautifully bright, with natural light pouring in and offering a lovely outlook over the garden, creating a warm and welcoming atmosphere.

An additional reception room adds valuable versatility and could easily serve as a fourth bedroom, home office, playroom, or cosy snug. Practicality is well considered, with a convenient downstairs cloakroom and a walk-in storage cupboard off the hallway, providing excellent space for organisation.

Upstairs, three well-proportioned bedrooms offer comfortable accommodation for the whole family. The home is further complemented by a block-paved driveway providing off-road parking and a garage, ensuring both convenience and functionality.

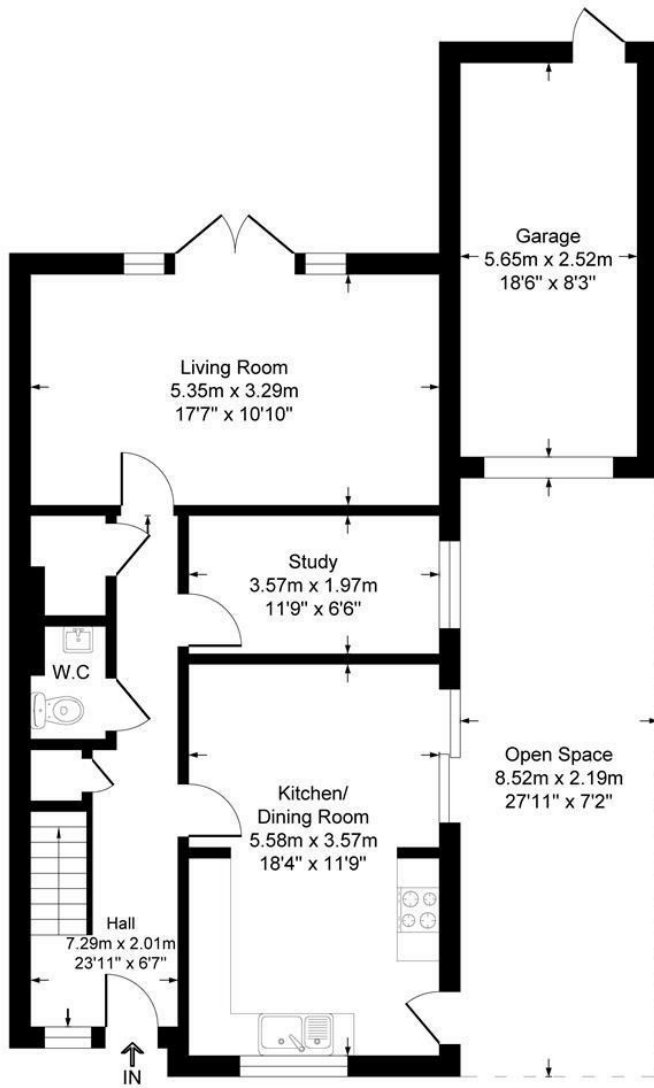
Outside, the property continues to impress with a delightful and well-maintained garden. A paved patio area leads onto a lawn bordered by a variety of shrubs and plants, creating a peaceful setting for relaxing or entertaining. There is also direct access to the garage, offering additional storage solutions. The generous driveway to the front provides ample parking for multiple vehicles, making it ideal for both residents and visitors.

Combining comfort, versatility, and outdoor appeal, this is a wonderful home ready to welcome its next owners.

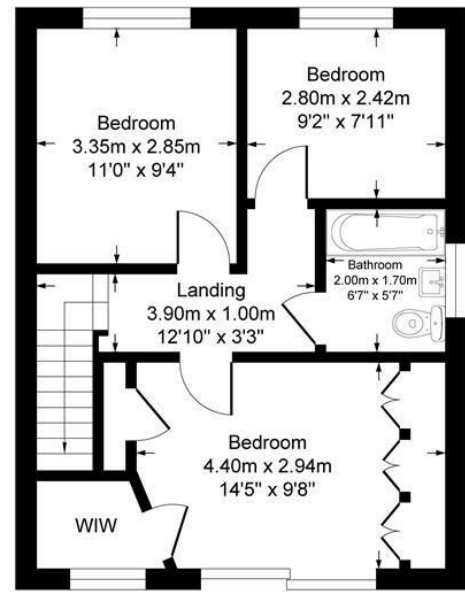
VIRTUAL STAGING IN SOME PHOTOS

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Approximate Gross Internal Floor Area = 123.7 sq m / 1332 sq ft



Ground Floor



First Floor

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(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 & Wales EU Directive 2002/91/EC			
Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO ₂ emissions			
England & Wales EU Directive 2002/91/EC			



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