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today on 01268 777400**



## Dedham Close, Billericay £475,000

Nestled within a peaceful cul-de-sac in the highly sought-after CM11 area, this beautifully presented four-bedroom semi-detached home offers spacious and versatile accommodation, perfectly suited to modern family living. From the moment you step into the welcoming entrance hall, the thoughtfully designed layout and well-maintained finish are immediately apparent.

The ground floor features a bright and generously sized lounge, ideal for both relaxing and entertaining. Connected to the lounge and accessed from the dining area is an additional versatile reception room, which could be used as a playroom, home office, or even an additional dining space depending on your needs.

The impressive L-shaped kitchen/diner forms the heart of the home, providing ample space for cooking, dining, and family gatherings. Designed with practicality in mind, it includes a central island and generous storage. A convenient ground floor cloakroom, complete with a W.C., completes the downstairs accommodation.

Upstairs, there are four well-proportioned bedrooms offering flexible space for family members or guests. The family bathroom is simple and functional in design, ideal for everyday use.

Externally, the property benefits from a private garage, providing secure parking or useful additional storage.

Situated in a desirable and family-friendly location, close to well-regarded schools, local amenities, and excellent transport links, this property offers both comfort and convenience. Early viewing is highly recommended.

**Entrance Hall**

4'2 x 2'8 (1.27m x 0.81m)

**WC**

5'3 x 2'8 (1.60m x 0.81m)

**Lounge**

16'9 x 16'8 (5.11m x 5.08m)

**Kitchen/Diner**

23'1 x 16'1 (7.04m x 4.90m )

**Playroom/ Office**

9'7 x 8'3 (2.92m x 2.51m)

**Landing****Bed 1**

13'9 x 9'9 (4.19m x 2.97m)

**Bed 2**

10'2 x 6'7 (3.10m x 2.01m)

**Bed 3**

9'0 x 8'9 (2.74m x 2.67m)

**Bed 4**

10'2 x 6'7 (3.10m x 2.01m)

**Bathroom**

7'1 x 5'4 (2.16m x 1.63m)

**ASPIRE**  
ESTATE AGENTS

**Ground Floor**  
Area: 64.8 Pm<sup>2</sup> · 698 ft<sup>2</sup>

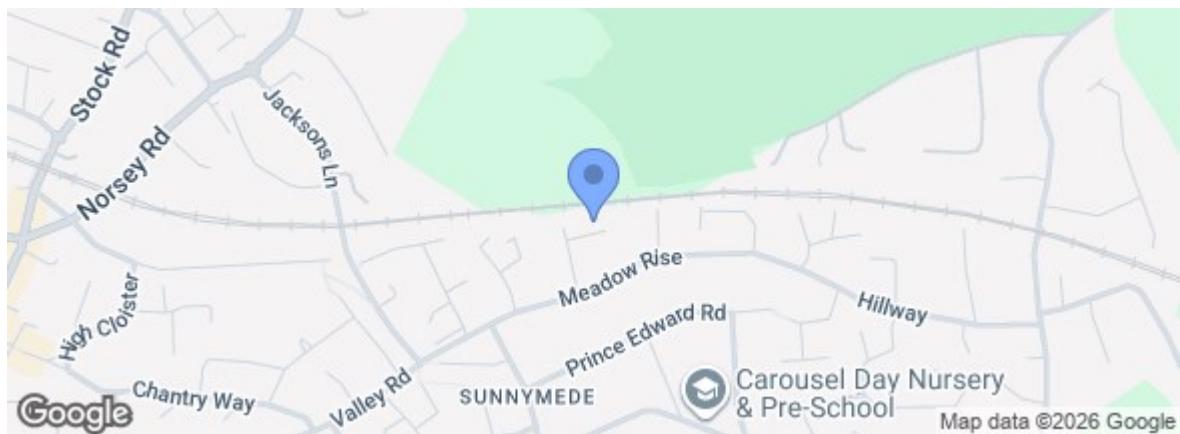
**1st Floor**  
Area: 45.9 m<sup>2</sup> · 494 ft<sup>2</sup>



**4 bedroom** **1 bathroom**  
 **Garage**

**Dedham Close - Billericay**

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			81
(81-91) B			
(69-80) C			68
(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 <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> 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 <sub>2</sub> emissions			
England & Wales EU Directive 2002/91/EC			



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