



Hunts Mead
Billericay CM12 9JA
Guide Price £500,000-£515,000

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GUIDE PRICE £500,000 - £515,000

Located within walking distance of Billericay high street and mainline station, is this beautifully maintained three-bedroom semi-detached bungalow. The property also offers its own independent block paved driveway with a shared access to the detached garage and pedestrian side door to the garden.

On entering the home, you are welcomed into a central bright hallway with access to all rooms. The lounge is found at the front of the home with a feature fireplace. There are three good size bedrooms with the principle bedroom overlooking the beautiful rear garden. The kitchen is open plan to the extended dining area with dual aspect windows to the rear. The kitchen is fitted with a range of quality cabinetry. The whole property benefits from unusually high ceilings which give an extra feeling of space.

The garden is well maintained and arranged around a central lawn with mature planting. There is a gate to the side leading to the driveway and garage.

Offered with NO ONWARD CHAIN, viewing highly recommended.





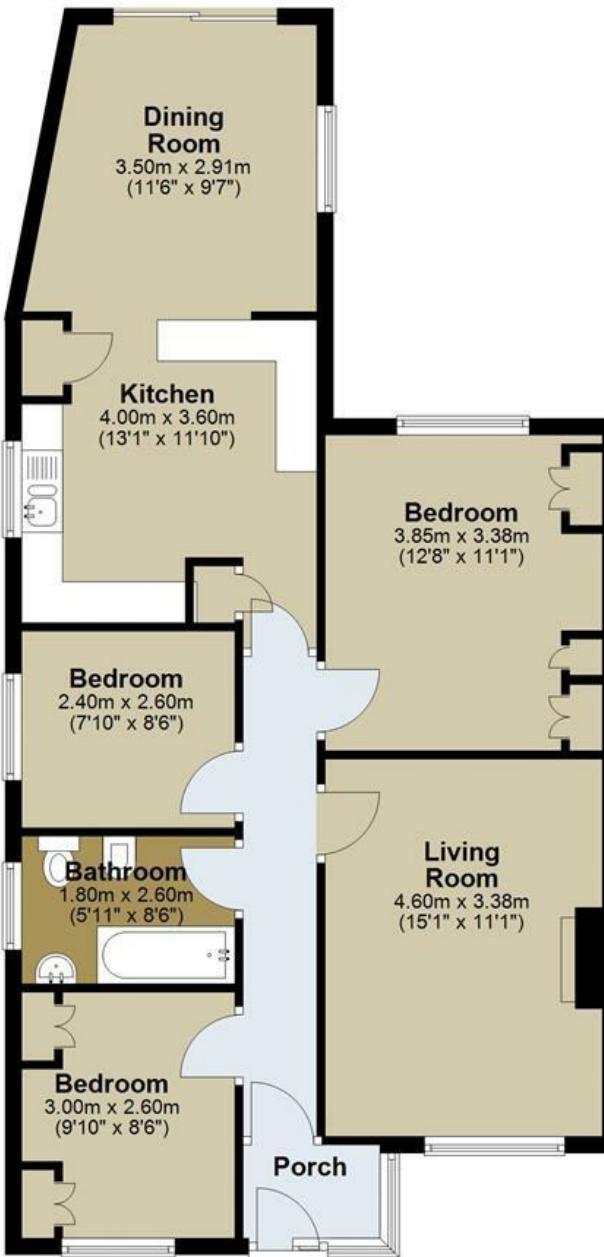






Ground Floor

Approx. 82.7 sq. metres (890.5 sq. feet)



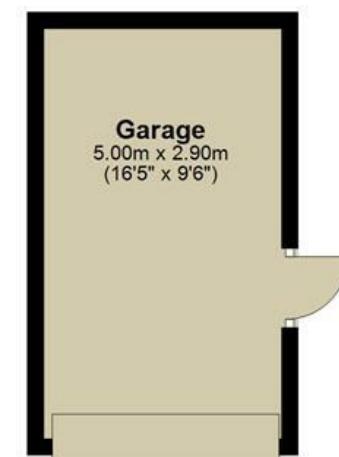
Total area: approx. 97.2 sq. metres (1046.6 sq. feet)

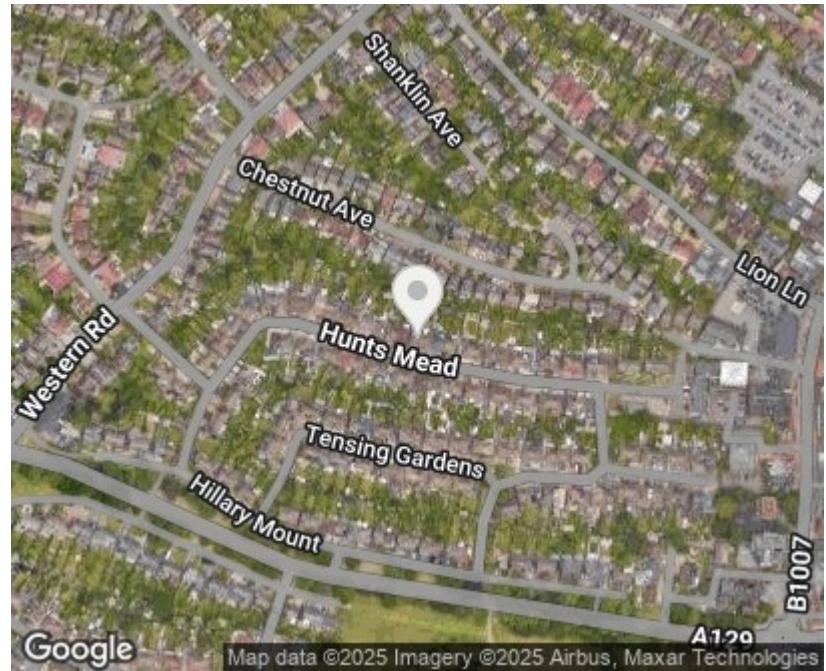
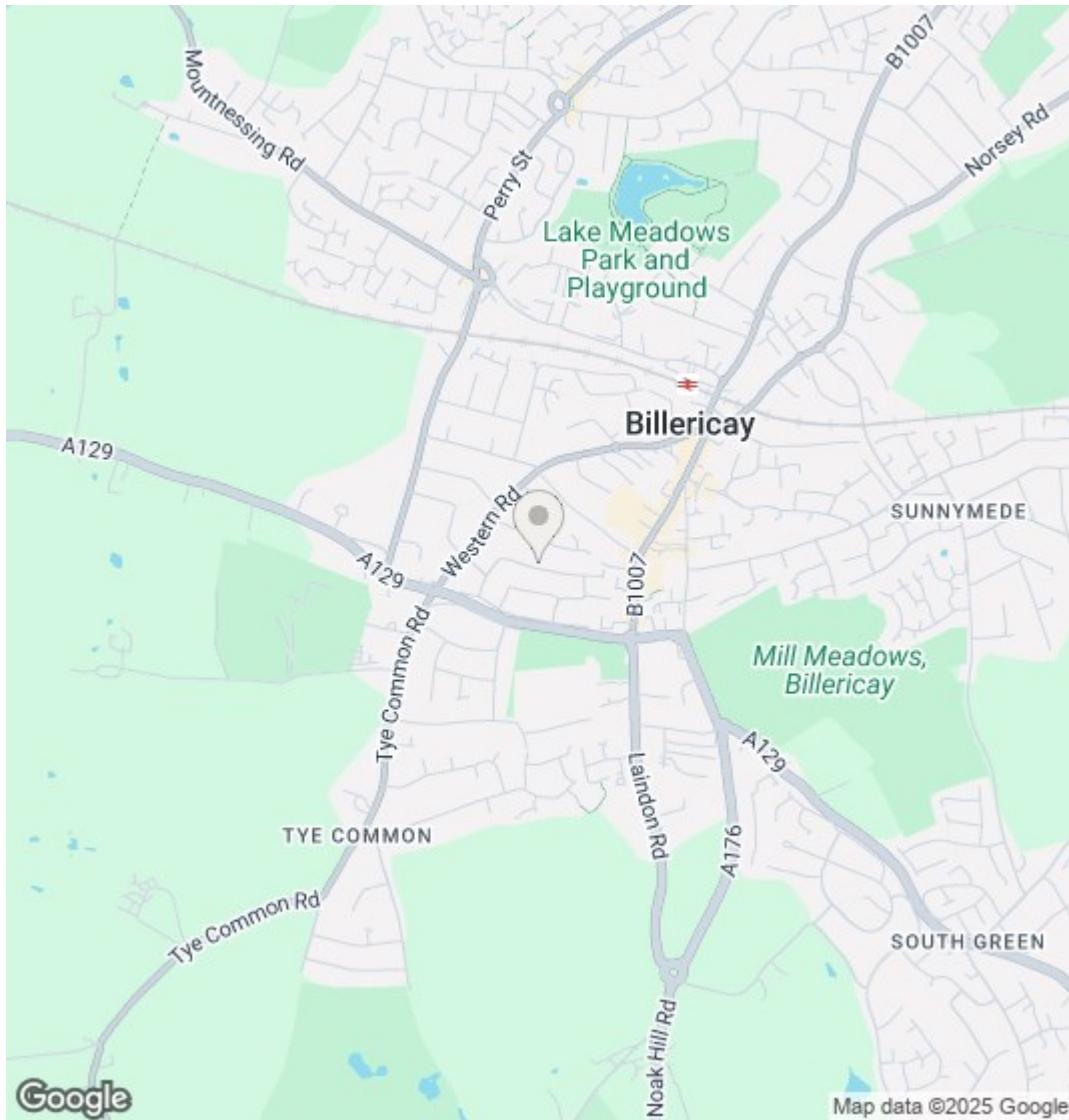
All measurements have been taken as a guide to prospective buyers only and are not precise. This plan is for illustrative purposes only and no responsibility for any error, omission or misstatement. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given. Measurements may have been taken from the widest area and may include wardrobe/cupboard space. No guarantee is given to any measurements including total areas. Buyers are advised to take their own measurements.

Plan produced using PlanUp.

Garage

Approx. 14.5 sq. metres (156.1 sq. feet)





Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs (92 plus)	A	87
(81-91)	B	71
(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	

PLEASE CALL 01277 355005 TO ARRANGE A VIEWING

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