Quirk & Partners®

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# 25 Trafalgar Way, Billericay, CM12 0UT

## Offers In Excess Of £400,000

- Three Bedrooms
- Kitchen / Diner
- South Facing Garden
- Off Street Parking
- Walking Distance to Sought After Schools
- Terraced House
- Modern Bathroom
- Garage
- Close to Local Shops
- Park Nearby

108a High Street, Billericay, Essex, CM12 9BY
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Situated in a quiet cul-de-sac in the popular Queens Park area of Billericay, this well-presented three-bedroom house offers spacious accommodation, a modern kitchen and bathroom, a south-facing rear garden and a garage located in a nearby residents' parking area. The ground floor comprises an entrance hall leading into a spacious lounge measuring 15'5, while to the rear is a modern kitchen/dining room measuring 14'6, with direct access to the garden. To the first floor are three bedrooms, all benefiting from built-in storage, together with a modern family bathroom. Externally, the south-facing rear garden has been laid with artificial grass for ease of maintenance, providing an attractive space for outdoor seating and entertaining. The property also benefits from a garage situated in the nearby residents' parking area. The property is particularly well positioned for families, being just a short walk from the highly regarded Buttsbury Primary School. Queens Park is a popular residential area offering convenient access to local shops, recreational facilities and Queens Park Country Club. Billericay High Street and mainline railway station are also within easy reach, providing a variety of shopping, dining and transport facilities.

3 1 1 C

Council Tax Band: C







Entrance Hall

Living Room
15'8 x 12'5

Kitchen / Dining Room
15'10 x 9'1

Landing

Bedroom One
12'5 x 9'5

Bedroom Two
9'8 x 9'5

Bedroom Three
9'1 x 6'1

Bathroom
6'7 x 6'4

Garden

Garage
15'1 x 8'2









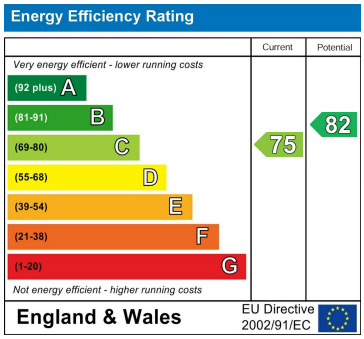


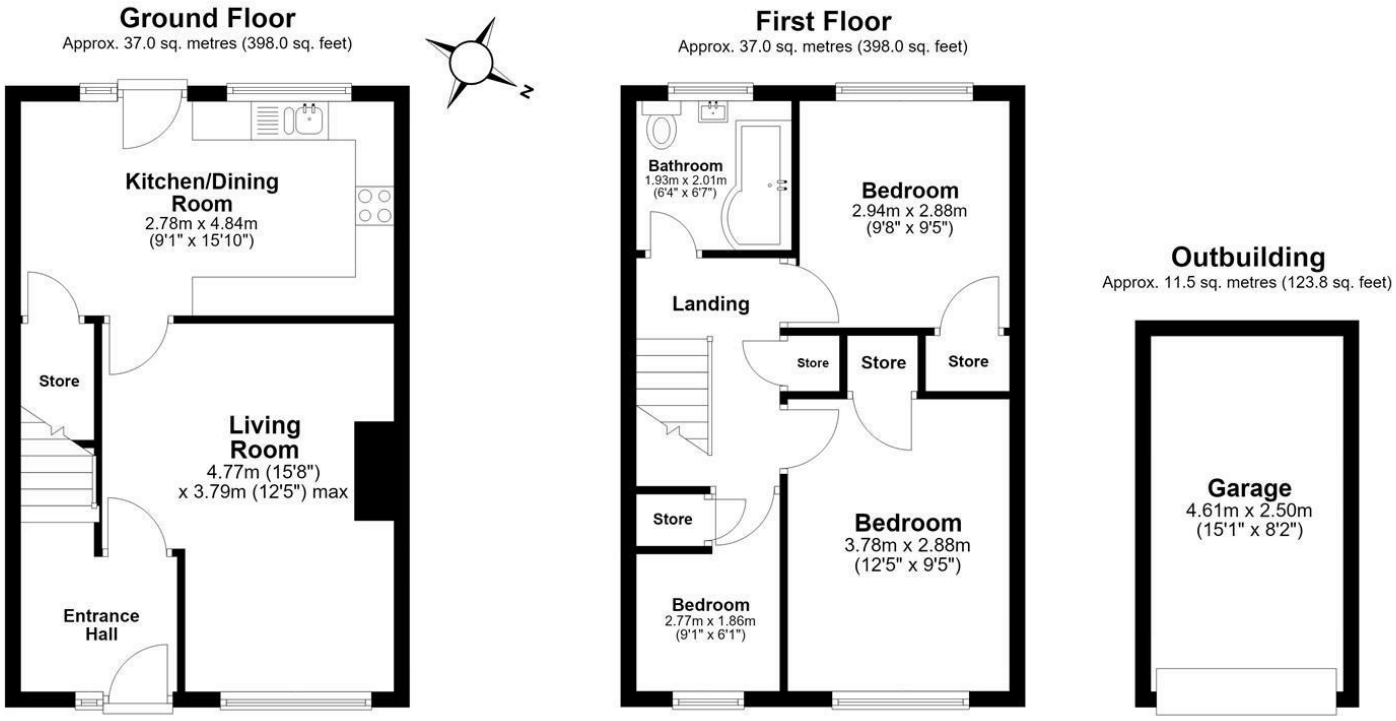

## Viewings

Viewings by arrangement only. Call 01277 626 541 to make an appointment.

## EPC Rating:

C




Total area: approx. 85.5 sq. metres (919.8 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, omisson 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.
Floor Plan Drawn According To RICS Guidelines
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