

RESIDENTIAL SALES
LETTINGS & PROPERTY
MANAGEMENT

COWLING & PAYNE



New Road, Billericay
Guide Price £775,000

** £775,000 - £800,000 **

Welcome to your dream home! This charming detached bungalow is a new home and it is absolutely immaculate.

The bungalow boasts a beautifully designed reception room. This versatile space could become your family's cozy hub for movie nights, or a classy area for entertaining guests. Its inviting atmosphere will make you feel right at home from the moment you step in.

The bungalow also features a delightful kitchen. It's not just any kitchen, mind you. This one comes equipped with a magnificent island and modern appliances which are app-controlled. For those who love to cook, this kitchen is a dream come true. It offers plenty of space to prepare your favourite meals and with the added convenience of modern technology, you'll be whipping up culinary masterpieces in no time!

And let's not forget the bedrooms - all three of them! Each one is spacious, welcoming, and just waiting to become your personal sanctuary. After a long day, there's nothing like retreating to your own private space for some well-deserved rest and relaxation.

The bungalow also includes two well-appointed bathrooms. They've been designed with comfort and style in mind, providing the perfect spaces to start your day on a fresh note or unwind before bed.

One of the standout features of this property is the off-street parking. It's a practical addition that adds to the convenience of living in this delightful home.

So, if you've been searching for a property that's both charming and functional, this might just be the one for you. Its combination of a great location, modern amenities, and impeccable condition truly sets it apart. It's a home that's ready and waiting to be filled with joy, laughter, and wonderful memories. Come and see for yourself - your dream home awaits!

Please note internal photographs taken from show home.



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		

ENTRANCE HALL

BEDROOM ONE

EN SUITE SHOWER ROOM

BEDROOM TWO

BATHROOM

OPEN PLANNED KITCHEN/LOUNGE/DINER

REAR GARDEN

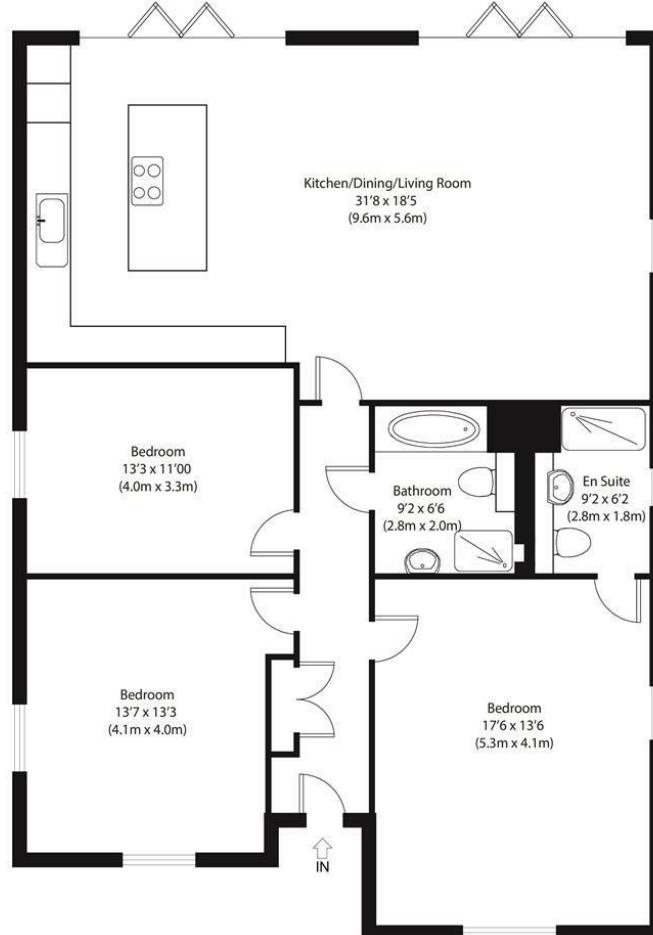
representations contained in the particulars are based on details supplied by the Seller. Your Conveyancer is legally responsible for ensuring any purchase agreement fully protects your position. Please inform us if you become aware of any information being inaccurate.

Money Laundering Regulations

Once your offer has been accepted and you proceed with the purchase, a non-refundable administration fee of £50 (including VAT) per person will be required to complete our Anti-Money Laundering identity verification process. Once completed, along with other necessary documentation requested the property will be advertised as STC.

Disclaimer

Whilst we make enquiries with the Seller to ensure the information provided is accurate, Cowling & Payne makes no representations of any kind with respect to the statements contained in the particulars which should not be relied upon as representations of fact. All



Ground Floor
Approximate Gross Internal Area
1450 sq ft (135 sq m)

Disclaimer: Floorplan measurements are approximate and are for illustrative purposes only. While we do not doubt the floor plan accuracy and completeness, you or your advisors should conduct a careful, independent investigation of the property in respect of monetary valuation. copyright www.photoflauragroup.co.uk



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