



7 Briar View, Billericay - CM11 2RH

£475,000 Freehold

Charming 3 bedroom extended semi-detached home. This property boasts a spacious open plan kitchen/dining room, ideal for family meals or entertaining guests. Living room overlooking the garden, an additional reception, downstairs cloakroom and walk in cupboard. Practical off road parking and separate garage.

Council Tax band: D ~ EPC Energy Efficiency Rating: D



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Hallway

Lounge

17'5" x 10'10" (5.30m x 3.30m)

Kitchen

11' 6" x 9' 10" (3.50m x 3.00m)

Dining Area

11' 6" x 7' 10" (3.50m x 2.40m)

Study/Play Room

11' 6" x 6' 7" (3.50m x 2.00m)

Cloakroom

Landing

Bedroom One

13' 5" x 9' 10" (4.10m x 3.00m)

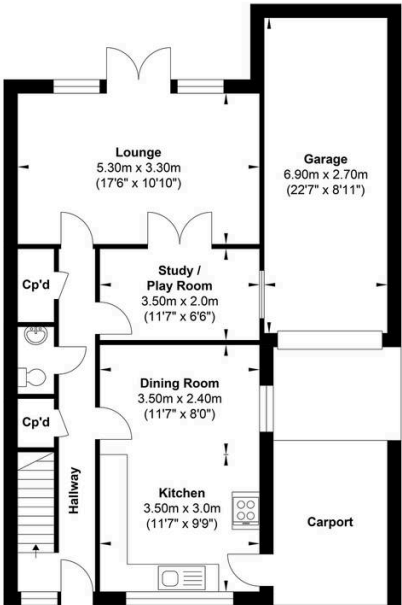
Bedroom Two

11' 2" x 8' 2" (3.40m x 2.50m)

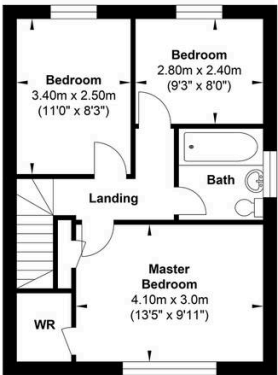
Bedroom Three

9' 2" x 7' 10" (2.80m x 2.40m)

Bathroom



Ground Floor



First Floor

Gross Internal Floor Area : 129.7 m2 ... 1396 ft2

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.