

52 Beams Way, Billericay - CM11 2NN

£425,000 Freehold

Three-bedroom end of terrace family home offered with **NO ONWARD CHAIN**. With a spacious through lounge and dining area, where engineered wood flooring adds a touch of style and patio doors flood the space with natural light, opening directly onto the rear garden. The kitchen/breakfast room is well-appointed with an electric under-counter oven, a five-ring gas hob, and comes complete with a washing machine and tumble dryer (all included). Upstairs, the large four-piece bathroom features both a separate shower and a bath, perfect for busy mornings or relaxing evenings. Each bedroom is generously sized, making the home adaptable for growing families, home working, or guests.

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



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Hallway

Kitchen/Breakfast Room
19' 8" x 11' 11" (5.99m x 3.62m)

Lounge/Diner
19' 11" x 10' 8" (6.07m x 3.24m)

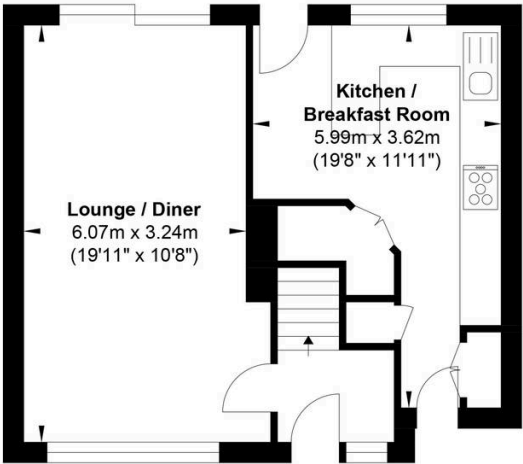
Landing

Bedroom One
10' 10" x 9' 10" (3.31m x 2.99m)

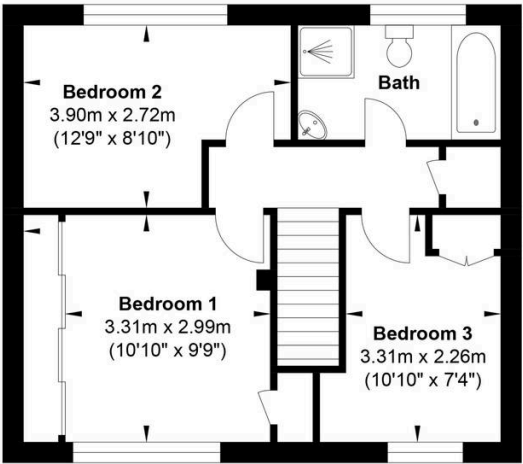
Bedroom Two
12' 10" x 8' 11" (3.90m x 2.72m)

Bedroom Three
10' 10" x 7' 5" (3.31m x 2.26m)

Bathroom
9' 9" x 5' 6" (2.98m x 1.67m)



Ground Floor



First Floor

Gross Internal Floor Area : 83.71 m2 ... 901.04 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.