



2 Dorset Way, Billericay – CM12 0UD

£450,000 – £465,000 Freehold

A well presented three-bedroom house in a highly desirable location. Inside, you are greeted by a calming, neutral décor that flows seamlessly throughout the ground floor. The spacious kitchen/diner, featuring integrated appliances including a fridge/freezer, dishwasher, undercounter electric double oven, and ceramic hob. A conservatory, designed for year-round comfort with an insulated roof and heating, with three well-proportioned bedrooms and a modern family bathroom complete with a shower over an L-shaped bath. With its location in the sought-after Buttsbury and Mayflower Schools catchment, and just a short walk to Billericay's Mainline Station. Council Tax band: C ~ EPC Energy Efficiency Rating: D



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Entrance Hall

Kitchen / Diner

15' 9" x 9' 8" (4.80m x 2.95m)

Lounge

16' 8" x 12' 8" (5.08m x 3.86m)

Conservatory

9' 6" x 9' 3" (2.90m x 2.82m)

Landing

Bedroom One

9' 3" x 11' 4" (2.81m x 3.45m)

Bedroom Two

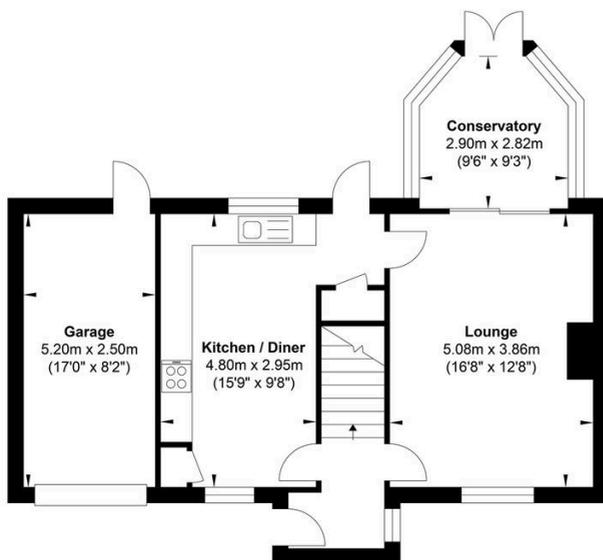
9' 0" x 10' 1" (2.74m x 3.07m)

Bedroom Three

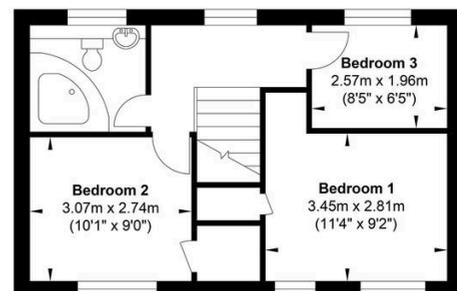
6' 5" x 8' 5" (1.96m x 2.57m)

Bathroom

6' 3" x 6' 9" (1.91m x 2.05m)



Ground Floor



First Floor

Gross Internal Floor Area : 104.6 m2 ... 1125.9 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.