



Arundel Close | Billericay | CM12 0FN

£315,000

**ICON**  
RESIDENTIAL

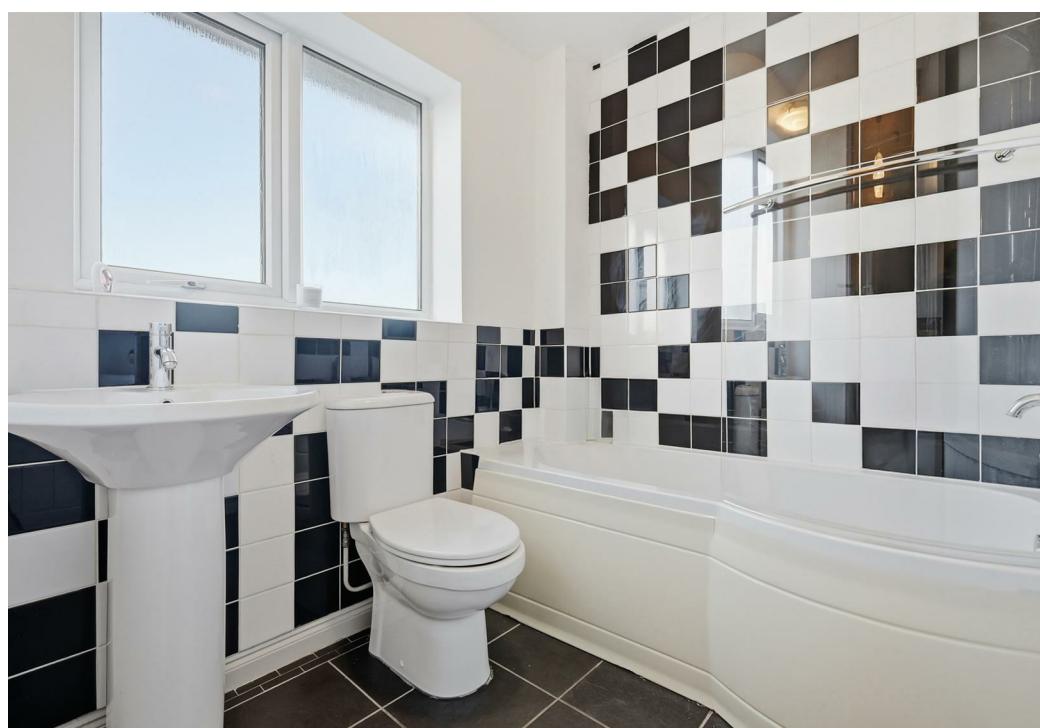
Arundel Close |  
Billericay | CM12 0FN  
£315,000

- Cosy 1-bedroom house
- Spacious reception room
- Built in 2004
- 528.6sq ft of space
- Located in Billericay
- Quiet Arundel Close area
- Ideal for a first time buyers
- Close to local amenities
- Easy access to transport
- Viewing highly recommended

Nestled in the charming area of Arundel Close, Billericay, this delightful semi-detached house presents an excellent opportunity for first-time buyers. Built in 2004, the property boasts a modern design and a comfortable living space of 529 square feet.

Upon entering, you will find a welcoming reception



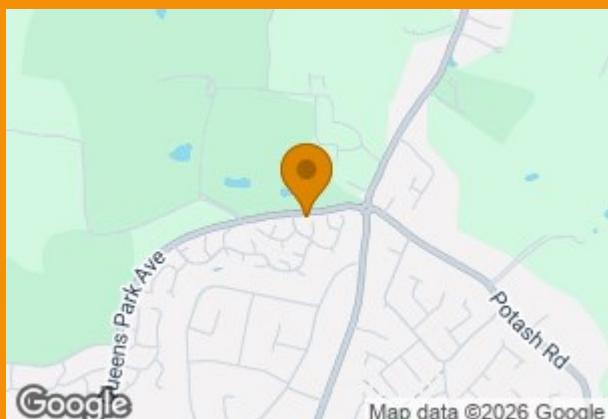


room that offers a perfect setting for relaxation or entertaining guests. The property features one well-proportioned bedroom, ideal for a peaceful night's sleep. The bathroom is conveniently located, providing all the necessary amenities for daily living.

One of the standout features of this home is the provision for parking, accommodating up to two vehicles, which is a rare find in many urban settings. The location itself is highly desirable, offering a blend of tranquillity and accessibility to local amenities, schools, and transport links.

This property is not just a house; it is a wonderful opportunity to create a home in a friendly community. With its modern features and practical layout, it is perfect for those looking to take their first step onto the property ladder. Do not miss the chance to view this charming residence in Billericay.

This property is perfect for a first time buyer.



**Ground Floor**  
Approx. 26.9 sq. metres (290.0 sq. feet)

**Living Room/Kitchen**  
5.61m x 3.95m (18'5" x 13')

**Dining Room**  
2.17m x 2.11m (7'1" x 6'11")

**First Floor**  
Approx. 22.2 sq. metres (238.5 sq. feet)

**Bedroom**  
3.54m x 3.95m (11'7" x 13')

**Bathroom**  
1.97m x 2.04m (6'6" x 6'8")

**Landing**

**Store**

**Store**

**Total area: approx. 49.1 sq. metres (528.6 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, omission 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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Plan produced using PlanUp.□

**Arundel Close**

**Energy Efficiency Rating**

	Current	Potential
Very energy efficient - lower running costs (92 plus) A		87
(81-91) B		
(69-80) C		
(55-68) D	67	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		

England & Wales      EU Directive 2002/91/EC

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