

## 18 Chaffinch Crescent, Billericay - CM11 2YX

£875,000 Freehold

A modern and spacious well presented family home situated on the popular Mill Grange development. Located in a quiet cul de sac location and comprising entrance hall, fitted kitchen and utility, lounge and study on the first floor are four bedrooms and family bathroom. Outside is double garage and 70ft rear garden. This property must be seen to be fully appreciated.

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



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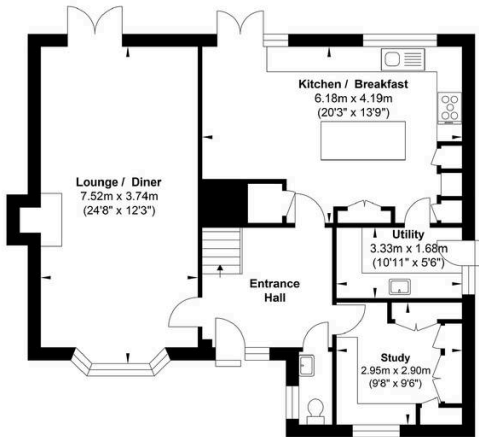
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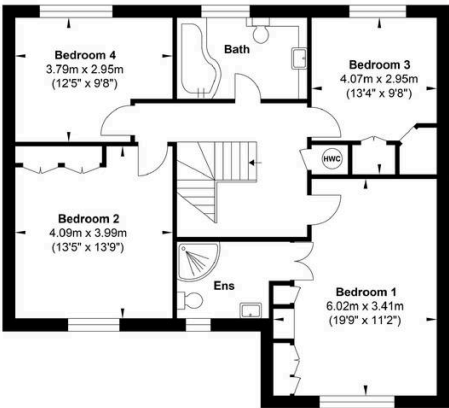




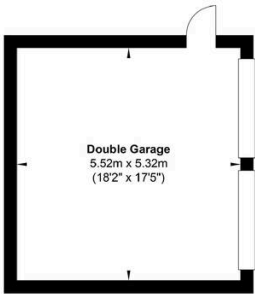
- Hallway
- Lounge/Diner 24' 8" x 12' 3" (7.52m x 3.74m)
- Kitchen/Breakfast Room 20' 3" x 13' 9" (6.18m x 4.19m)
- Utility 10' 11" x 5' 6" (3.33m x 1.68m)
- Study 9' 8" x 9' 6" (2.95m x 2.90m)
- WC
- Landing
- Bedroom 1 19' 9" x 11' 2" (6.02m x 3.41m)
- En Suite 7' 3" x 6' 0" (2.21m x 1.83m)
- Bedroom 2 13' 5" x 13' 1" (4.09m x 3.99m)
- Bedroom 3 13' 4" x 9' 9" (4.07m x 2.97m)
- Bedroom 4 12' 5" x 9' 8" (3.79m x 2.95m)
- Bathroom 10' 2" x 6' 4" (3.10m x 1.93m)



Ground Floor



First Floor



Garage

Gross Internal Floor Area : 187.33 m2 ... 2016.40 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.