



## 123 Kennel Lane, Billericay - CM11 2ST

£825,000 Freehold

Nestled within a peaceful setting, this deceptively spacious four-bedroom detached bungalow offers a gated in and out gravel driveway, accommodating multiple vehicles alongside the detached single garage. With a modern kitchen and integrated appliances with the added benefit of the potential to effortlessly create open plan living at the rear. The established garden adds a touch of tranquillity, offering a secluded retreat within the property's serene surroundings.

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



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### Entrance Hall

Spacious central hall way with stylish wood flooring.

**Lounge** 27' 4" x 13' 10" (8.33m x 4.22m)

**Dining Room** 15' 10" x 11' 6" (4.83m x 3.51m)

**Kitchen** 12' 6" x 10' 10" (3.81m x 3.30m)

Refitted in 2021

**Utility Room**

**Cloakroom**

**Reception / Bedroom (Ground Floor)**

19' 4" x 12' 10" (5.89m x 3.91m)

**Bedroom (Ground Floor)** 11' 6" x 10' 6" (3.51m x 3.20m)

**En-suite**

**Landing**

**Main Bedroom Suite** 28' 3" x 11' 10" (8.61m x 3.61m)

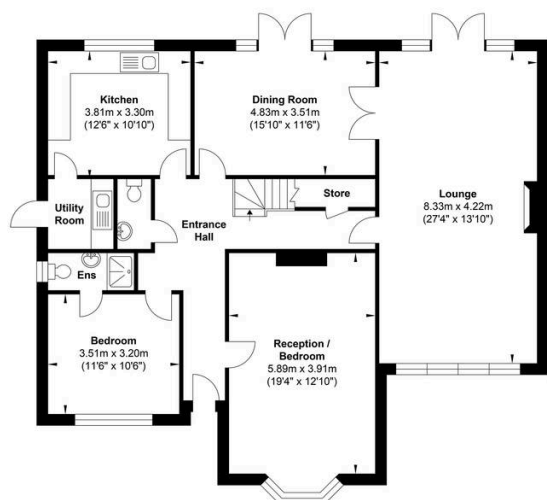
**En-suite**

**Bedroom** 17' 1" x 9' 2" (5.21m x 2.79m)

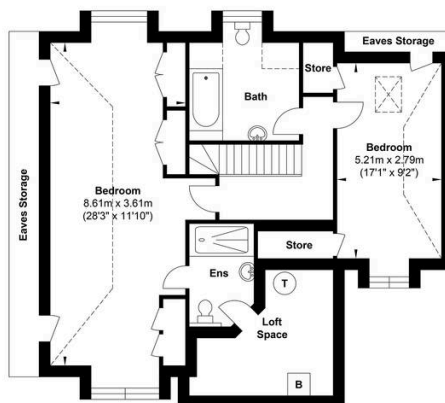
**Bathroom** 9' 2" x 9' 2" (2.79m x 2.79m)



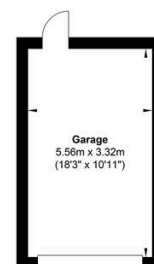
## 123 Kennel Lane



Ground Floor



First Floor



Garage

Gross Internal Floor Area : 212.88 m2 ... 2291.42 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.