



## 11 Highfield Approach, Billericay - CM11 2PD

£460,000 Freehold

Four bedroom semi-detached family home positioned within easy walking distance of local shops, reputable schools and convenient bus connections.

The property welcomes you with a block paved driveway providing parking for two vehicles. The modern kitchen with a range of integrated appliances, including an undercounter electric oven, induction hob, slimline dishwasher and washer/dryer. A convenient ground floor cloakroom and the fourth bedroom, created by converting the original garage, provides a versatile space that could easily serve as a home office, playroom or gym. Upstairs, three further well-proportioned bedrooms all benefit from in-built storage, ensuring ample room for the whole family. Council Tax band: D

~ EPC Energy Efficiency Rating: D



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**Porch**  
**Entrance Hall**

**Lounge / Diner**  
17' 0" x 18' 4" (5.18m x 5.58m)

**Kitchen**  
11' 6" x 8' 1" (3.51m x 2.46m)

**Cloakroom**

**Ground Floor Bedroom / Study**  
15' 10" x 8' 1" (4.82m x 2.46m)

**Landing**

**Bedroom**  
13' 6" x 10' 4" (4.11m x 3.14m)

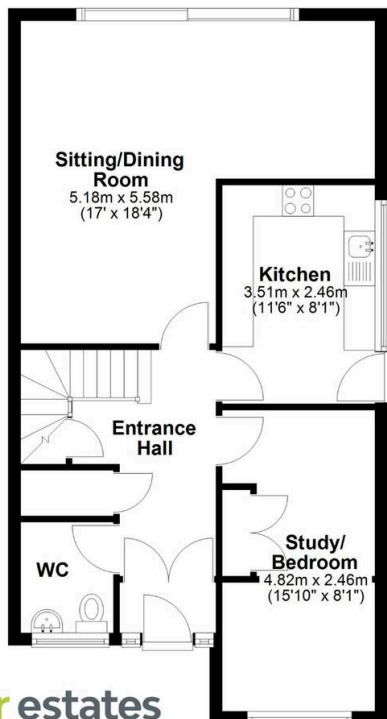
**Bedroom**  
13' 6" x 8' 1" (4.11m x 2.46m)

**Bedroom**  
11' 11" x 8' 1" (3.64m x 2.46m)

**Bathroom**  
5' 7" x 10' 4" (1.70m x 3.14m)



**Ground Floor**



**First Floor**

