

# Western Road, Billericay

CM12 9DT

**CURTIS O'BOYLE**

Sales & Lettings







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£895,000

Located close to Billericay High Street and Railway Station a deceptively spacious four double bedroom detached family home. The property has been reconfigured and refurbished to a high standard by the current owner to provide a modern open plan kitchen family room over looking the landscaped rear garden. further accommodation includes a lounge with bay window to the front, ground floor WC, first floor refitted family bathroom and ensuite to master bedroom, garage converted to provide a utility room and store the front with raised fitted bath for washing the dog. Paved driveway providing parking for several vehicles.

**ENTRANCE HALL** Double glazed entrance door, decorative coving to smooth ceiling, Amtico flooring, radiator, stairs to first floor,

**LOUNGE** 14' 7" x 11' 3" (4.44m x 3.43m) into bay. Double glazed bay sash windows to front aspect, coved to smooth ceiling, radiator.

**KITCHEN/FAMILY ROOM** 19' 7" x 13' 6" (5.97m x 4.11m) plus 11' 2" x 10' 1" (3.4m x 3.07m) Double glazed window to side aspect, bifold doors with internal magnet controlled blinds to rear garden, Amtico flooring, fitted base and wall units with matching island unit with quartz work tops and splashbacks, inset sink unit with mixer tap and fluted work top drainer, wine fridge, integrated full length fridge, integrated freezer and dishwasher, two built in Siemens ovens and four ring within island unit, smooth ceiling with inset downlighters, radiator.

**UTILITY ROOM** 8' 7" x 7' 11" (2.62m x 2.41m) Double glazed door to rear aspect, smooth ceiling, fitted base and wall units, stainless steel sink unit with mixer tap inset into worktops, tiled splashbacks, space for washing machine.

**WC** Obscure double glazed window to side aspect, radiator, smooth ceiling, vanity wash hand basin with tiled splashback, close coupled WC, Amtico flooring, gas boiler concealed in cupboard,

**STORE/DOG PARLOUR** 7' 6" x 6' 2" (2.29m x 1.88m) Electric roll up garage door for access, raised bath with storage under and electric shower over ideal for washing a dog.

**FIRST FLOOR LANDING** Double glazed window to side aspect, ornate coving to smooth ceiling, loft access.

**BEDROOM ONE** 13' 7" x 11' 8" (4.14m x 3.56m) Double glazed window to rear aspect, coved to smooth ceiling, two built in double wardrobes, dado rail, door to ensuite.

**ENSUITE** Obscure double glazed window to side aspect, heated towel rail, smooth ceiling with inset downlighters, tiled walls and floor, fitted shower cubical, close coupled WC, wash hand basin.

**BEDROOM TWO** 11' 8" x 11' 7" (3.56m x 3.53m) Double glazed window to front aspect, radiator, coved to smooth ceiling, built in double wardrobe.

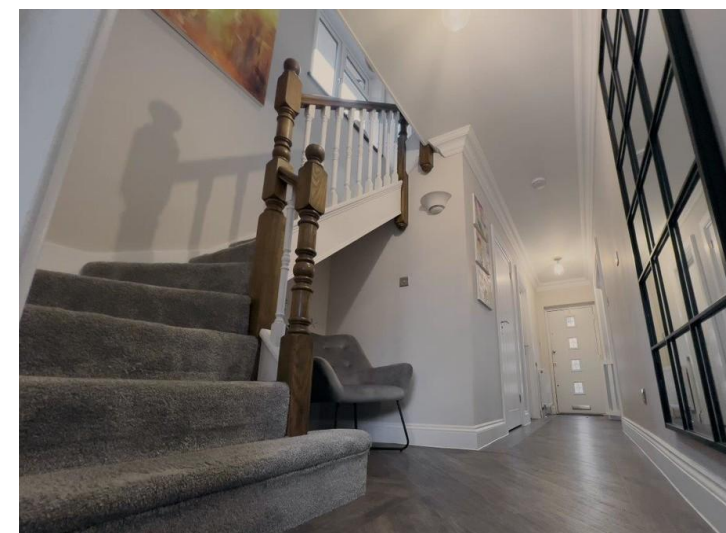
**BEDROOM THREE** 13' 8" x 7' 6" (4.17m x 2.29m) Double glazed window to rear aspect, coved to smooth ceiling, radiator, built in double wardrobe, dado rail.

**BEDROOM FOUR** 11' 8" x 7' 6" (3.56m x 2.29m) Double glazed window to front aspect, radiator, coved to smooth ceiling, built in double wardrobe.

**BATHROOM** 8' 7" x 5' 4" (2.62m x 1.63m) Obscure double glazed window to side aspect, heated towel rail, tiled walls and floor, panelled bath with shower over, vanity wash hand basin, close coupled WC, smooth ceiling with inset downlighters, extractor fan.

**REAR GARDEN** 45' (13.72m) approx in length. Commences with paved patio area and further paved patio area to rear, remainder mostly laid to lawn, timber sheds to side of house, fencing and shrub beds to boundary, side access.

**FRONT GARDEN** Paved driveway for several vehicles.



To view this property call Curtis O' Boyle Estate Agents on **01621 855558**



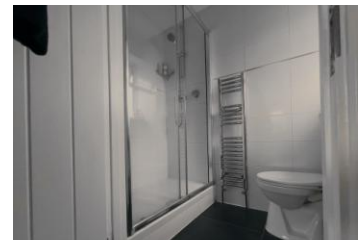
GROUND FLOOR  
794 sq.ft. (73.8 sq.m.) approx.

1ST FLOOR  
658 sq.ft. (61.1 sq.m.) approx.



TOTAL FLOOR AREA : 1452 sq.ft. (134.9 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan 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.  
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IMPORTANT: we would like to inform prospective purchasers that these sales particulars have been prepared as a general guide only. A detailed survey has not been carried out, nor the services, appliances and fittings tested. Room sizes should not be relied upon for furnishing purposes and are approximate. If floor plans are included, they are for guidance only and illustration purposes only and may not be to scale. If there are any important matters likely to affect your decision to buy, please contact us before viewing the property.

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