



## 46 West Park Avenue

Billericay, CM12 9EF

£1,850



**\*\* NEWLY REFURBISHED SEMI DETACHED HOUSE WITH GARDEN MAINTENANCE INCLUDED \*\***

A charming property located on West Park Avenue in the sought-after area of Billericay. This delightful house boasts an open plan kitchen which leads into a dining room, perfect for entertaining guests. With 2 double bedrooms. It also benefits from a large garden with a patio and then its laid to lawn.

The property features a brand new modern bathroom, ideal for unwinding after a long day. Situated in a prime location, this property boasts convenience and accessibility to local amenities, schools, and transport links with Billericay station being just a short walk away.

Don't miss out on the opportunity to create lasting memories. Contact us today to arrange a viewing and take the first step towards renting this lovely property on West Park Avenue.





## ENTRANCE

New wood effect flooring throughout, and door in lounge.

## LOUNGE

Family room with a featured fire place and window to front and radiator. Wood effect flooring door leading through to the kitchen and ground floor cloakroom.

## KITCHEN

Newly painted and new flooring the kitchen is found in the middle of the property with a selection of wall and base units. Integrated oven, 4 ring hob and extractor fan. Arch leading to dining room.

## DINING ROOM

Spacious dining area with window to rear and patio doors leading to garden. Cupboard in corner.

## BEDROOM 1

Double bedroom, carpet to floor and window to front.

## BEDROOM 2

Double bedroom, carpet to floor and window to rear.

## BATHROOM

Newly fitted bathroom, 3 piece suite consisting of WC, basin and bath with shower attachment.

## EXTERNAL

Back door to patio area and the rest of the garden is lawn. Garden maintenance assistance available for seasonal work.

## INFORMATION

Holding fee: £426.00

Deposit: £2134.00

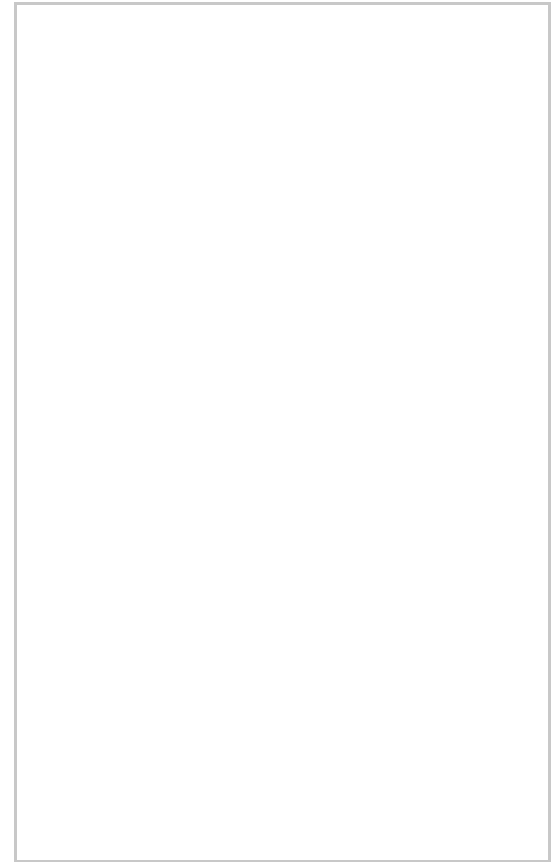
Available from: Mid-July 2024

Applicants must show an annual income of £56,000.00 or more.

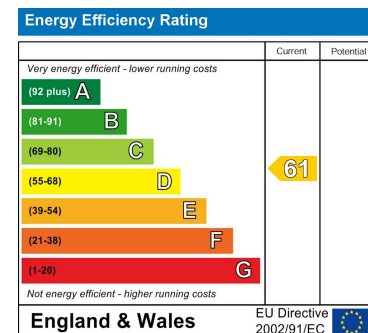
## Area Map



## Floor Plans



## Energy Efficiency Graph



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

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