







2 Shanklin Avenue, Billericay CM12 9JJ

Offers In Excess Of £965,000

 5  3  4 

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A beautifully presented five bedroom semi-detached period house, thought to have been constructed around 1902, having been sympathetically renovated and extended in recent years, yet retaining much of the original character features associated with the Edwardian era.

This outstanding property is positioned on a corner plot, located in a sought after private road, just half a mile from Billericay train station. You enter the house via an original period style stained glass door, opening into the hallway with stairs leading up to the first floor and built-in storage cupboard under. The character filled lounge boasts an Edwardian style fireplace with marble surround and flanking bookshelves, engineered oak floor with underfloor heating, picture rails and a paneled ceiling; many of these period features are echoed throughout the principal rooms of the property, including the dual aspect study and family room which flows into the open-plan kitchen/dining room with integrated appliances, Velux windows and bi-fold doors onto the garden. A spiral staircase takes you up to the main bedroom. There is a separate utility room, ground floor cloakroom and the flexibility of a ground floor bedroom/sitting room. Up on the first floor is the landing with a luxury shower room, which sits next to bedrooms three and four, with fitted wardrobes to bedroom three. Bedroom one and two have fitted wardrobes, with an interconnecting luxury bathroom which features a freestanding bath, separate shower cubicle and an Edwardian style fireplace.

Outside are gardens to the front, screened by mature hedging which continue round to the side with a pathway to the entrance and a side gate opening into the rear garden. The garden commences with a sandstone patio area with steps up to the lawn with mature trees and shrubs. To the rear is a gate leading to the 2 parking spaces and detached double garage with an electric door.



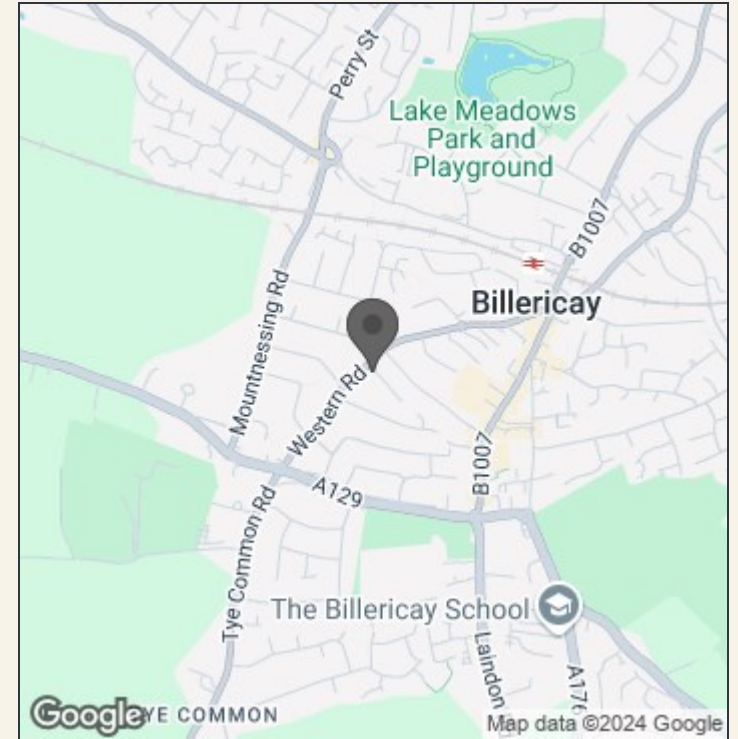


- LOUNGE**
14'9 x 12'9 (4.50m x 3.89m)
- FAMILY ROOM**
12'7 x 12 (3.84m x 3.66m)
- STUDY**
10'6 x 9 (3.20m x 2.74m)
- KITCHEN/DINING ROOM**
26'2 x 15'10 (7.98m x 4.83m)
- SITTING ROOM/BEDROOM FIVE**
13 x 10'4 (3.96m x 3.15m)
- UTILITY ROOM**
11'8 x 5'10 (3.56m x 1.78m)
- GROUND FLOOR CLOAKROOM**
- BEDROOM ONE**
14 x 13'4 (4.27m x 4.06m)
- EN-SUITE BATHROOM**
13'9 x 8'5 (4.19m x 2.57m)
- BEDROOM TWO**
13 x 12'4 (3.96m x 3.76m)
- BEDROOM THREE**
11 x 9'10 (3.35m x 3.00m)
- BEDROOM FOUR**
10'6 x 9 (3.20m x 2.74m)
- SHOWER ROOM**
7'9 x 5 (2.36m x 1.52m)
- DOUBLE GARAGE**
17'8 x 17'3 (5.38m x 5.26m)



Gross Internal Floor Area : 212.23 m2 ... 2284 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.



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	



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