



47 Western Road

, Billericay, CM12 9DX

Asking price £1,150,000



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Entrance Hall

Entrance door, stairs to first floor, storage room with integrated drawers rails.

WC

Close coupled WC, wash hand basin, window to side.

Utility Room

8'2 x 6'7 (2.49m x 2.01m)

Door to side, range of fitted storage units, sink unit with mixer taps. Space and plumbing for washing machine and tumble dryer, boiler and storage.

Second Reception/Snug

12'7 x 10' (3.84m x 3.05m)

Window to front, radiator. Integrated storage window seat.

Office/Third Reception

15'6 x 10' (4.72m x 3.05m)

Door to front, window to front. storage units.

Kitchen/Dining/Living Room

30' x 21'2 (9.14m x 6.45m)

10m sliding patio doors with electric blinds to rear garden. Velux windows, tiled floor. Radiator. Panelled media wall with storage.

Range of high quality storage units with two integrated ovens, microwave/warming drawer, tall fridge, tall freezer and dishwasher. The granite work surfaces incorporate the sink unit with a boiling/freshwater tap, induction hob with hidden extractor fan and ample work space.

First Floor

Landing

Bedroom One

13' x 11'4 (3.96m x 3.45m)

Window to front, radiator

Ensuite

10'3 x 5'5 (3.12m x 1.65m)

Bedroom Two

12'8 x 9'1 (3.86m x 2.77m)

Window to rear, radiator.

Bedroom Three

10'6 x 8'6 (3.20m x 2.59m)

Window to rear, range of fitted wardrobes.

Bedroom Four

12'8 x 6'2 (3.86m x 1.88m)

Window to rear, radiator.

Family Bathroom

8' x 5'5 (2.44m x 1.65m)

Window to side, tiled bath with shower over, wash hand basin, close coupled WC, radiator.

Exterior

Frontage

Off Road Parking, external power.

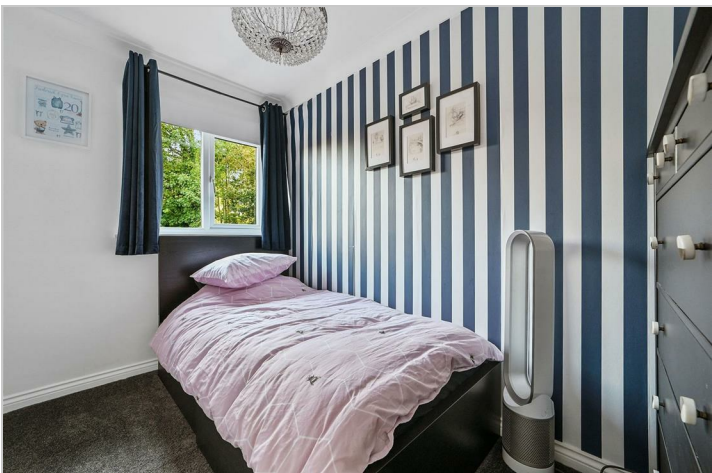
Garage

Electric garage door, TV point, power and Gym flooring.

Rear Garden

Paved patio area, remainder laid to lawn. External power.

Tel: 01245 330764



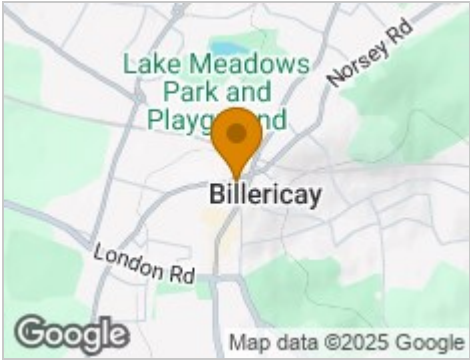
Road Map



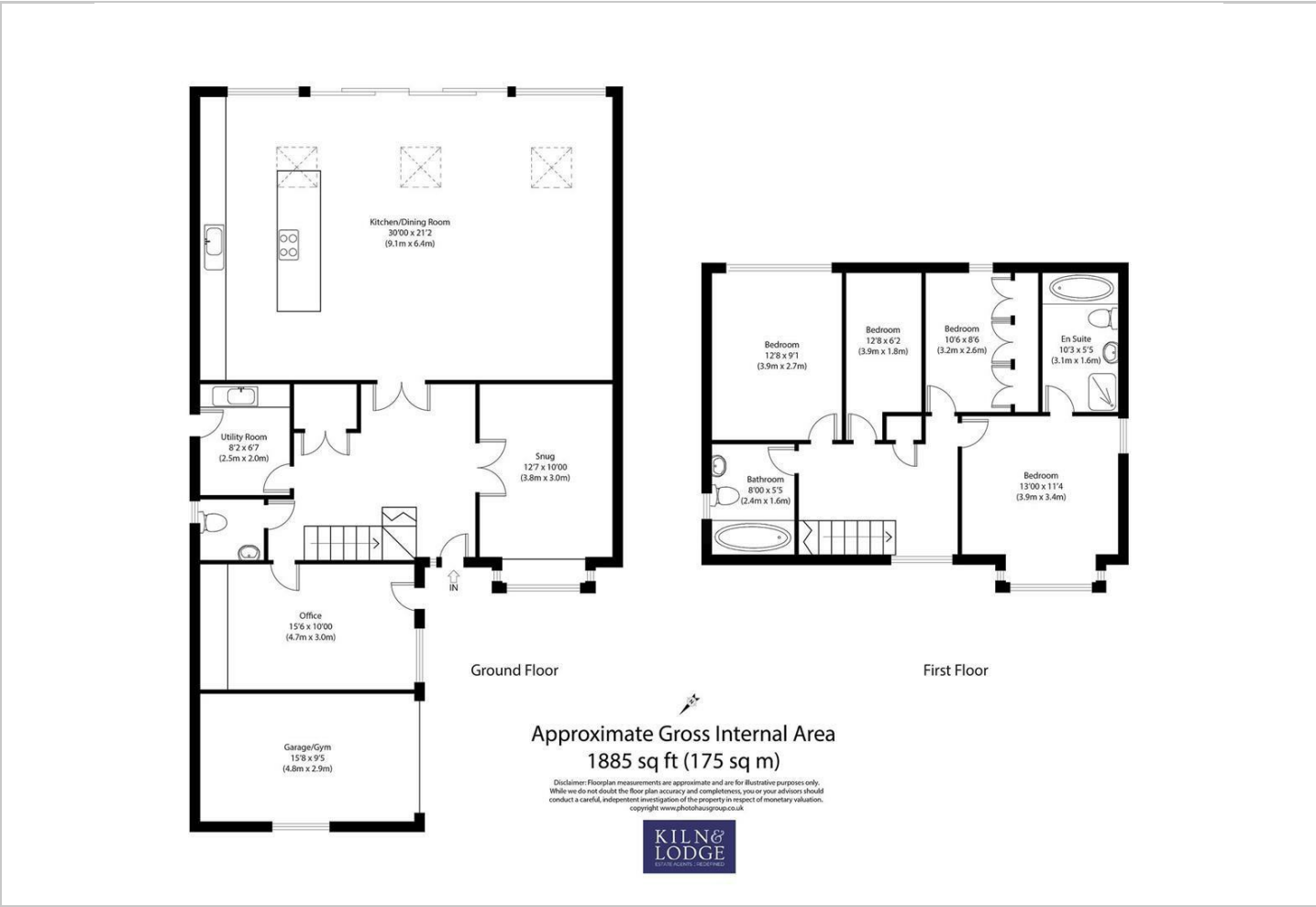
Hybrid Map



Terrain Map



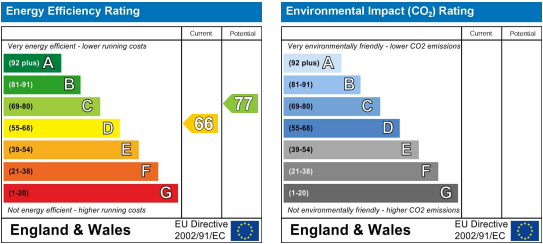
Floor Plan



Viewing

Please contact our Chelmsford Office on 01245 330764 if you wish to arrange a viewing appointment for this property or require further information.

Energy Efficiency Graph



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