



Connells

Trafalgar Way
Billericay



Property Description

GUIDE PRICE £475,000 - £490,000

Set in Trafalgar Way comes this four bedroom semi-link detached house, located in a superb and highly sought-after area. With an attached garage and a private driveway allowing parking for two vehicles.

One of the major highlights of this property is its exceptional location, whereby an alley conveniently provides an extremely short walk away to Buttsbury Infants and Junior School. Families will appreciate the convenience of having the school within such close proximity. Additionally, the house is within walking distance of Billericay main line Railway Station and local amenities, including but not limited to, Lake Meadows park, Stock Brook Manor Country Club and local shops.

Upon entering the house you are greeted by an entrance hall with doors to the ground floor WC, lounge and kitchen. The generously sized lounge opens up into a dining room with double doors into the garden and a serving hatch into kitchen. The kitchen overlooks, and provides access, into the garden. To the first floor you will find four well-proportioned bedrooms providing ample space for a growing family, as well as a family bathroom. All rooms to the front of the property benefit from American style shutters.

With few four bedroom properties on the market in this area at this price range we strongly recommend an early internal viewing.



Lounge

15' 6" x 12' 10" (4.72m x 3.91m)

Dining Room

9' 6" x 8' 7" (2.90m x 2.62m)

Kitchen

12' x 10' 4" (3.66m x 3.15m)

Bedroom One

12' 2" x 12' (3.71m x 3.66m)

Bedroom Two

9' 9" x 8' 9" (2.97m x 2.67m)

Bedroom Three

9' 10" x 9' 9" (3.00m x 2.97m)

Bedroom Four

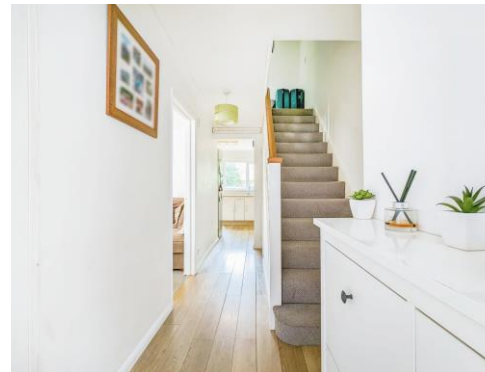
8' 2" x 6' 4" (2.49m x 1.93m)

Garage

17' x 8' 3" (5.18m x 2.51m)

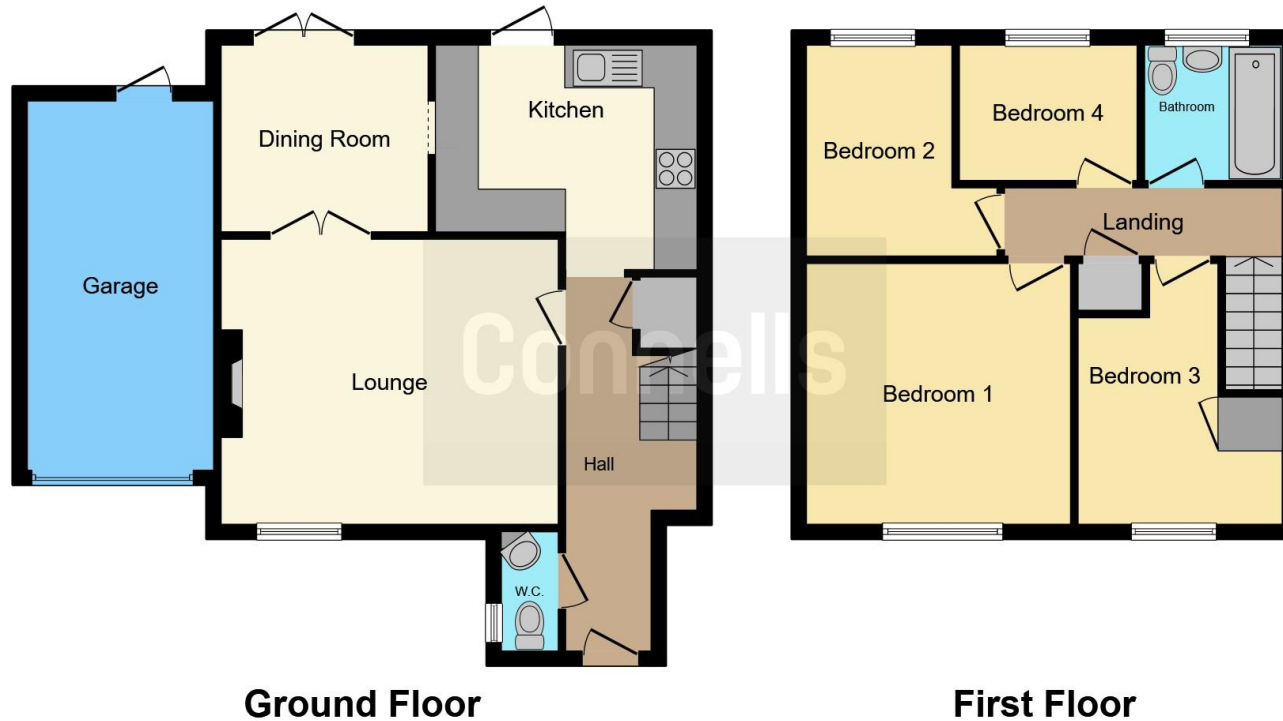
Garden

The mostly lawned garden commences with a newly laid decked area that serves as an ideal spot for al fresco dining or socialising with friends and family. The rest of the garden is mostly lawned with a paved area leading into the garage via the single door at the rear of the garage (which has a good pitch above, ideal for additional storage).









This floorplan is for illustrative purposes only and is not drawn to scale. Measurements, floor-areas, openings and orientations are approximate. They should not be relied upon for any purpose and do not form any part of an agreement. No liability is taken for any error or mis-statement. All parties must rely on their own inspections.

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EPC Rating: E

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Tenure: Freehold



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