



Connells

Valley Road  
Billericay



### Property Description

This is a great opportunity to own a family home within walking distance of Billericay high street and the station. The property is semi detached, with a garage at the rear of the property. This property has the benefit of new carpets throughout. Once through the front door there is an entrance hallway that gives access to the downstairs wc, the split level kitchen/diner, the separate good size lounge and stairs.

The kitchen is also a good size and includes integrated appliances, there is a raised section as you enter the room that makes a great space for a table to sit and enjoy family meal times. There is a door from the kitchen that offers access to the side of the property.

The lounge is a good size and has a large window that lets in plenty of light, there is also a feature fireplace giving the room a lovely focal point, there is also a door out to the garden. The upstairs of the property has two double bedrooms with built in storage and a further single bedroom. The family bathroom contains a Shower, toilet and basin.

There is a garden to the rear of the property with a patio area and steps leading up to the raised lawn, the garage sits to the side of the garden and is accessed from a side road behind the garden, there is off road parking for one car.

This deceptively spacious property is in a great location with easy access to local amenities, schools and the station making it a must see property.

## Kitchen/Diner

16' 9" x 9' 7" ( 5.11m x 2.92m )

## Lounge

16' 11" x 16' 1" ( 5.16m x 4.90m )

## Bedroom One

10' 4" x 13' 1" ( 3.15m x 3.99m )

## Bedroom Two

10' 4" x 9' 4" ( 3.15m x 2.84m )

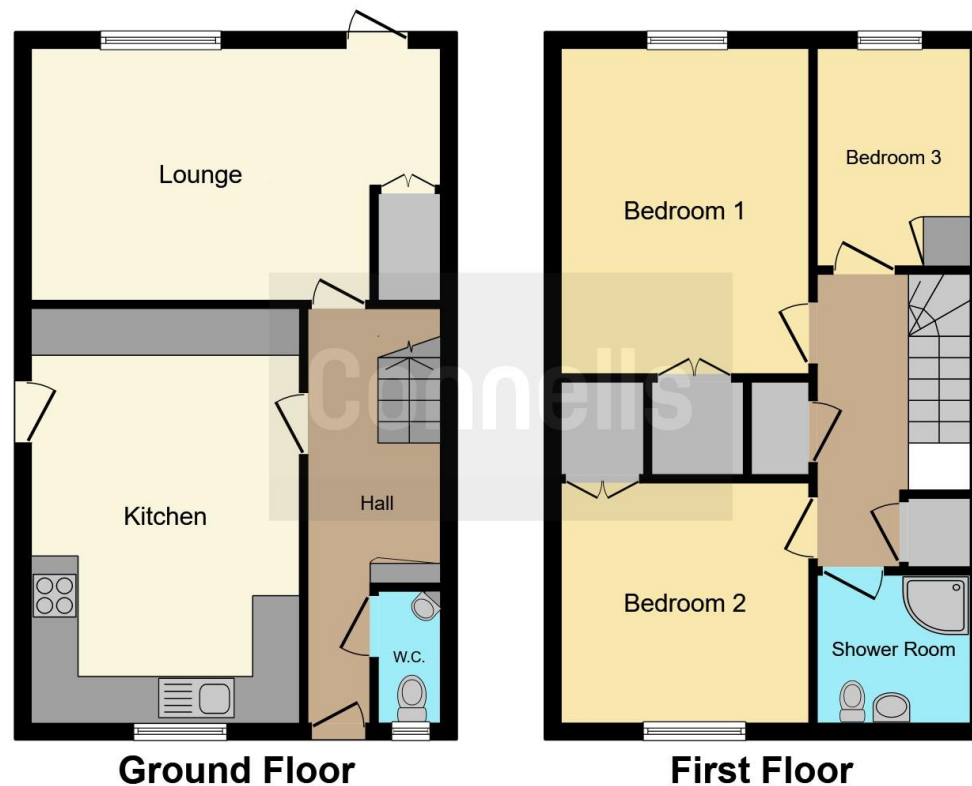
## Bedroom Three

9' 1" x 6' 3" ( 2.77m x 1.91m )









This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by [www.focalagent.com](http://www.focalagent.com)

To view this property please contact Connells on

**T 01277 655 555**  
**E [billericay@connells.co.uk](mailto:billericay@connells.co.uk)**

96 High Street  
 BILLERICAY CM12 9BT

**EPC Rating: D**

**view this property online** [connells.co.uk/Property/BCY307935](http://connells.co.uk/Property/BCY307935)

Tenure: Freehold



1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures, fittings or services and it is in the buyers interest to check the working condition of any appliances.

Connells Residential is registered in England and Wales under company number 1489613, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.

**See all our properties at [www.connells.co.uk](http://www.connells.co.uk) | [www.rightmove.co.uk](http://www.rightmove.co.uk) | [www.zoopla.co.uk](http://www.zoopla.co.uk)**

Property Ref: BCY307935 - 0003