





Perry Street  
Billericay CM12 0LZ

for sale offers in excess of  
**£500,000**



### Property Description

GUIDE PRICE £500,000 - £525,000. Sought after location close to the beautiful Lake Meadows park, semi detached extended property with three double bedrooms, ensuite to master, family bathroom, study area, lounge/diner/kitchen, conservatory, outside cabin and off road parking. This is a well presented family home sitting in a prime location close to Brightside School and only 0.5 miles from Billericay Station and the High Street that has a good mix of shops, bars, restaurants and coffee shops.

The property has a bright entrance hallway with the stairs to the first floor and doors to the lounge and kitchen. The lounge has a perfect focal point in the multi fuel burner with wooden mantelpiece above, and a large window to the front of the property letting in lots of light. This room leads through to a snug area and then onto the dining area that runs along the back of the house and joins the kitchen and doors that lead to a small conservatory with power and light.

The first floor has two double bedrooms, a family bathroom with underfloor heating, a study area with a staircase to the good sized master bedroom with added benefit of an ensuite. The rear garden is well maintained with Indian stone slab and a versatile log cabin offering plenty of space as a office/workroom or gym. There is side access to the garden that leads to the front of the property with off road parking for 3 cars. This is a must see house to fully appreciate all it has to offer.



Lounge

13' 9" x 11' 10" ( 4.19m x 3.61m )

Dining Room

17' 2" x 8' 11" ( 5.23m x 2.72m )

Conservatory

7' 3" x 7' ( 2.21m x 2.13m )

Kitchen

17' 2" x 8' 2" ( 5.23m x 2.49m )

Bedroom One

17' 5" x 15' 5" ( 5.31m x 4.70m )

Fitted wardrobes and eaves storage

Ensuite

Bedroom Two

11' 2" x 10' 10" ( 3.40m x 3.30m )

Bedroom Three

11' 10" x 10' 2" ( 3.61m x 3.10m )

Built in Wardrobes

Study Area

9' 5" x 7' 10" ( 2.87m x 2.39m )

Family Bathroom

Cabin

Wooden Cabin with light, power, cabled Internet and water















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)

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96 High Street  
 BILLERICAY CM12 9BT

EPC Rating: D Council Tax  
 Band: D

Tenure: Freehold

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