



Western Road Billericay CM12 9JH

for sale guide price
£800,000



Property Description

****Guide Price £800,000 - £850,000,**** This stunning four bedroom detached family home is situated in the heart of a highly sought after location in Billericay. The property is located in the catchment area for Quilters Infants & Junior School and The Billericay Senior School.

Ground floor, an entrance porch, spacious hallway, fitted breakfast kitchen, spacious split level lounge/dining room with patio doors leading into the recently re-laid modern paved patio area, separate study room/snug, cloakroom and indoor access to the double length garage & EV Charging point. The outside of the property benefits from a direct access driveway to the front with access to the garage and side pedestrian access leading into the garden, well proportioned landscaped rear garden with patio area and wooden shed.

The first floor, four spacious bedrooms and a fitted family bathroom. The main bedroom benefits from a modern fitted ensuite bathroom and access to an open terrace overlooking the private garden which benefits from the afternoon sun and evening sunset.

The property offers double glazing throughout, which was recently replaced and gas central heating.

The property is located less than five minutes walk to Billericay High Street, which has a very good selection of restaurants, bars and shops, as well as ten minutes walk to

Billericay Railway Station with direct links into London Liverpool Street and Stratford.

VIEWING HIGHLY RECOMMENDED, VERY WELL PRESENTED THROUGHOUT.

Ensuite

7' 6" x 8' 2" (2.29m x 2.49m)

Bedroom 1

11' 9" x 22' 8" (3.58m x 6.91m)

Bedroom 2

11' 7" x 9' 9" (3.53m x 2.97m)

Bedroom 3

8' 6" x 12' 8" (2.59m x 3.86m)

Bedroom 4

9' 2" x 9' 9" (2.79m x 2.97m)

Bathroom

8' 2" x 6' 3" (2.49m x 1.91m)

Hallway

8' x 14' 5" (2.44m x 4.39m)

Lounge/Diner

21' 1" x 29' 7" (6.43m x 9.02m)

Kitchen

12' 7" x 9' 8" (3.84m x 2.95m)

Study

8' 3" x 10' 1" (2.51m x 3.07m)

Cloakroom

2' 6" x 5' (0.76m x 1.52m)

Garage

8' 8" x 28' 5" (2.64m x 8.66m)









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

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Tenure: Freehold

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