



70 Porchester Road, Billericay, CM12 0UQ

Guide Price £600,000 - £625,000

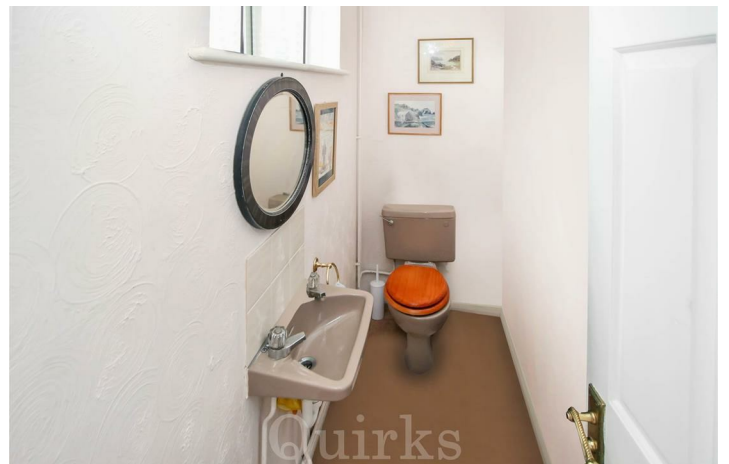
- CUL DE SAC LOCATION
- EXTENDED TO GROUND FLOOR
- EN-SUITE TO MASTER
- SEPARATE DINING ROOM
- UTILITY ROOM
- QUEENS PARK DEVELOPMENT
- FOUR BEDROOMS
- SPACIOUS LOUNGE
- LARGE KIT/BREAKFAST ROOM
- GARAGE PLUS PARKING

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SPACIOUS AND EXTENDED FOUR BEDROOM DETACHED FAMILY HOME LOCATED IN A CUL DE SAC ON THE SOUGHT AFTER QUEENS PARK DEVELOPMENT. Once inside the entrance hall, stairs rise to the first floor. The ground floor cloakroom has double glazed window to front, wash hand basin and Low Level W.C. Next to the cloakroom is a very spacious lounge with window to rear. to the right of the hall is the separate dining room with double glazed window to front and door leading into the extended kitchen/breakfast room. With double glazed window to rear and two skylights, there are also a range of fitted eye and base level units with granite work surfaces over incorporating a butler sink, integrated dishwasher, space for range cooker and American style fridge / freezer. A door leads onto the outer lobby, with door to the utility room, skylight window, wall mounted boiler, double butler sink and space for washing machine. On the first floor are four bedrooms, all having double glazed windows, and the master bedroom benefitting from ensuite shower. The family bathroom consists of a panelled bath, pedestal wash hand basin and low level W.C. Externally the well presented and mature front garden has a pathway to entrance door and driveway to side, leading to the detached garage with up and over door. The pretty rear garden is mostly lawned with mature and well stocked borders. There is also a paved patio immediately to the rear.



Council Tax Band: E



ENTRANCE HALL

6'8" x 5'0"

GROUND FLOOR CLOAKROOM

LOUNGE

20'9" x 11'9"

DINING ROOM

12'7" x 12'0"

KITCHEN/BREAKFAST ROOM

16'7" x 15'3"

UTILITY ROOM

7'10" x 7'1"

BEDROOM ONE

12'10" x 11'11"

ENSUITE

12'0" x 4'10"

BEDROOM TWO

11'4" x 8'10"

BEDROOM THREE

10'1" x 6'4"

BEDROOM FOUR

8'1" x 7'8"

BATHROOM

6'7" x 6'2"

ATTRACTIVE REAR GARDEN

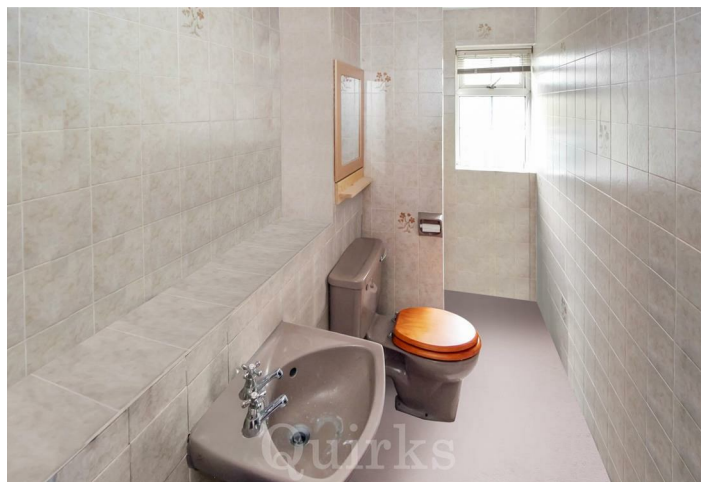
DETACHED GARAGE WITH DRIVE

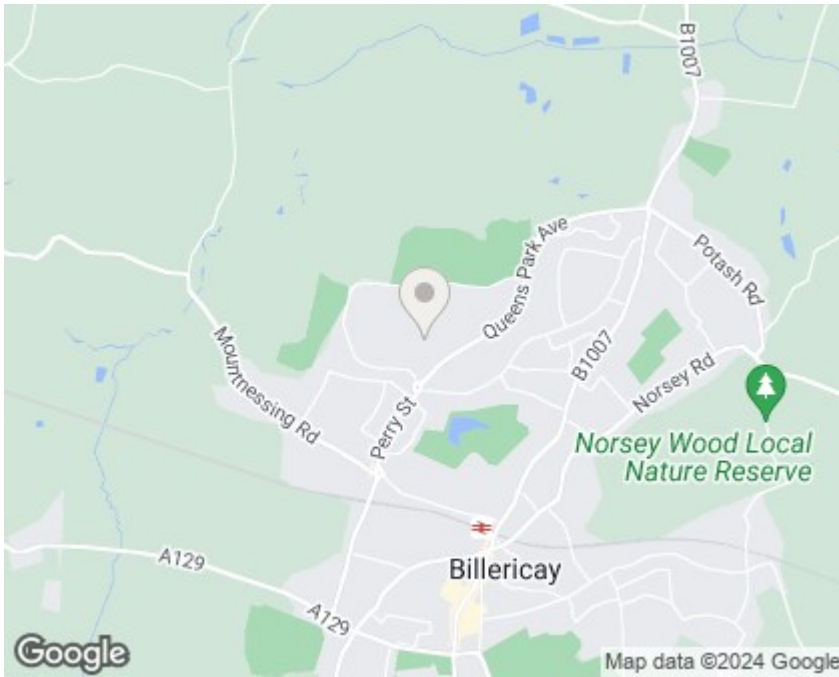
ADDITIONAL PARKING SPACE

COUNCIL TAX BAND E

AGENTS NOTE

The internal photographs of the property have been digitally decluttered for illustration purposes.





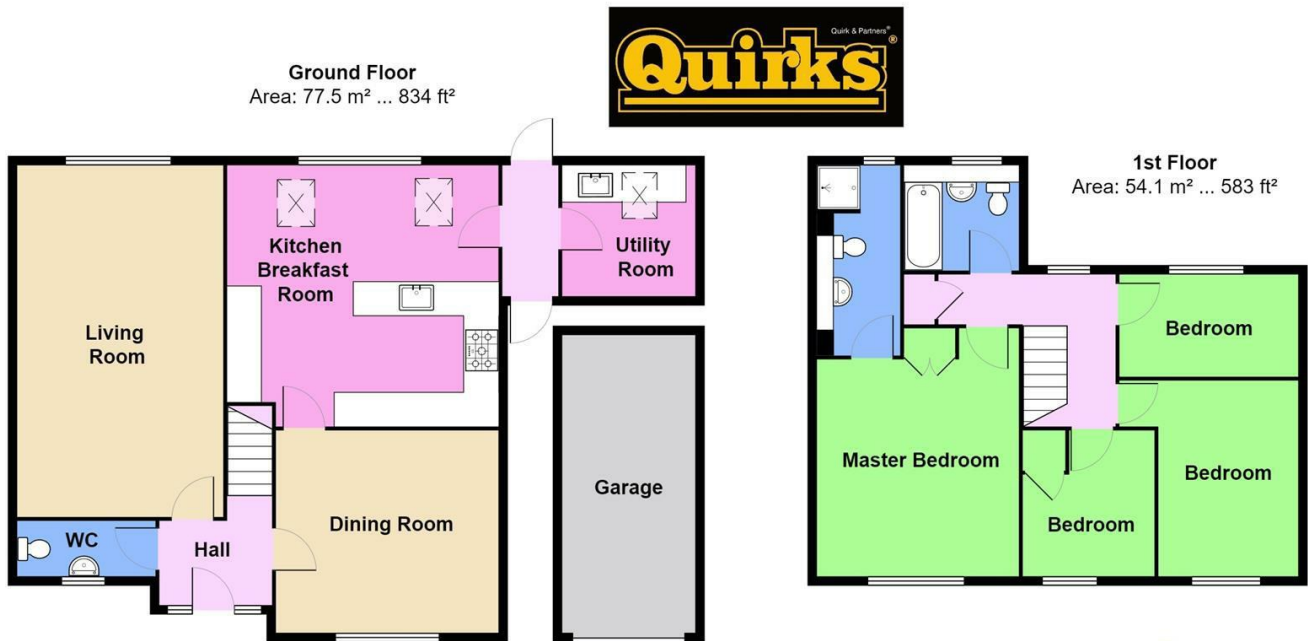
Viewings

Viewings by arrangement only. Call 01277 626 541 to make an appointment.

EPC Rating:

C

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C		69	79
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	



Whilst every effort has been made to ensure accuracy, measurements of doors, windows and other items are approximate and no responsibility is taken for any error, omission or mis statement. This plan is for illustrative purposes and so only be used as such.

