



41 Porchester Road, Billericay, CM12 0UG

Asking Price £675,000

- FOUR BEDROOMS
- WELL PRESENTED
- GROUND FLOOR W.C
- ENSUITE TO MASTER BEDROOM
- PARKING FOR TWO CARS
- DETACHED FAMILY HOME
- 23FT KITCHEN / DINER
- STUDY / PLAYROOM
- TWO SINGLE GARAGES
- CLOSE TO LOCAL SHOPS

Located on the ever popular Queens Park Development, is this very well kept Four Bedroom Detached House. The front door is accessed via steps down from both the pavement and driveway and leads through to the entrance hallway where, to the left, are both the downstairs cloakroom and the second reception room which is currently used as a study but could be used as a Playroom dependent on preference. To the right, is the Kitchen / Diner which, at 24ft long, spans the whole right side of the ground floor. The kitchen benefits from integrated dishwasher with space for a washing machine, fridge freezer, microwave and Range Master Cooker with an induction Hob over the top and extractor hood. There is plenty of storage space within the kitchen. The dining area has ample space for a 6 seater dining table along with a sofa as well which then leads out via double French Doors to the garden thereafter. The lounge has a feature fireplace and has been finished with wood flooring and also leads via French Doors to the garden. On the first floor are the four bedrooms, two of which are doubles and two good sized single bedrooms - there are no box rooms here! The Master Bedroom is a larger than average double room with more than enough space for a king sized bed, bedside tables along with other furniture and has been finished with built in wardrobes. The Master Bedroom also has an ensuite with toilet, sink and shower cubicle. The Family bathroom comprises of three a piece white suite with a shower over the bath, toilet and sink. The boiler has been recently replaced which offers gas central heating via various radiators throughout the house (not tested). The property also has Fibre Broadband (FFTC) - speed to checked by potential purchaser.

Externally the property benefits from a wider than average garden with mature flower and bush borders, a well kept lawn and extra raised patio area, perfect for additional seating. Uniquely, there are two single garages along with a spacious driveway with parking for two cars. Just a stones throw away, there are the local Co-Op Supermarket, Dentist, Doctors, Dry Cleaners, Pharmacy, Florist and Pet Shop to name a few businesses, with the bus stop being within easy access. Both local primary schools are within easy walking distance and the property is within Mayflower Senior School's catchment area.



Council Tax Band: F



Entrance Hall

12'3 x 6'4

Ground Floor W.C

4'3 x 3'5

Study / Playroom

8'3 x 6'5

Lounge

18'6 x 11'5

Kitchen / Diner

2'48 x 12'9

Bedroom One

16'9 x 11'7

Ensuite

6'4 x 5'1

Bedroom Two

11'2 x 8'2

Bedroom Three

11'9 x 8'8

Bedroom Four

10'0 x 8'2

Family Bathroom

8'8 x 5'3

South Facing Garden

53 ft x 34 ft

Two Single Garages

Driveway for Two Cars





Viewings

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

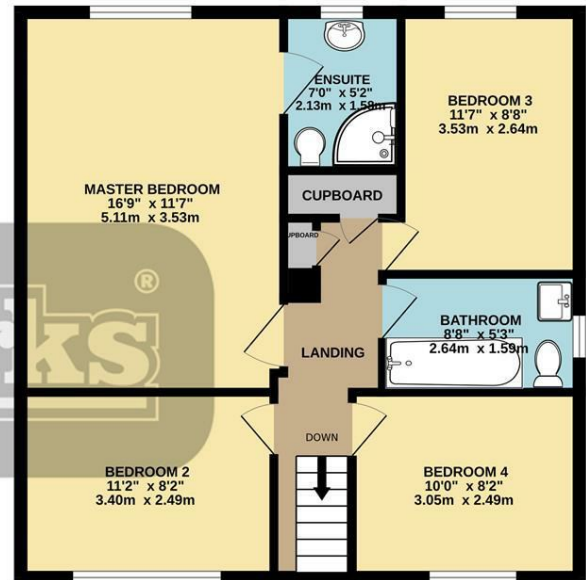
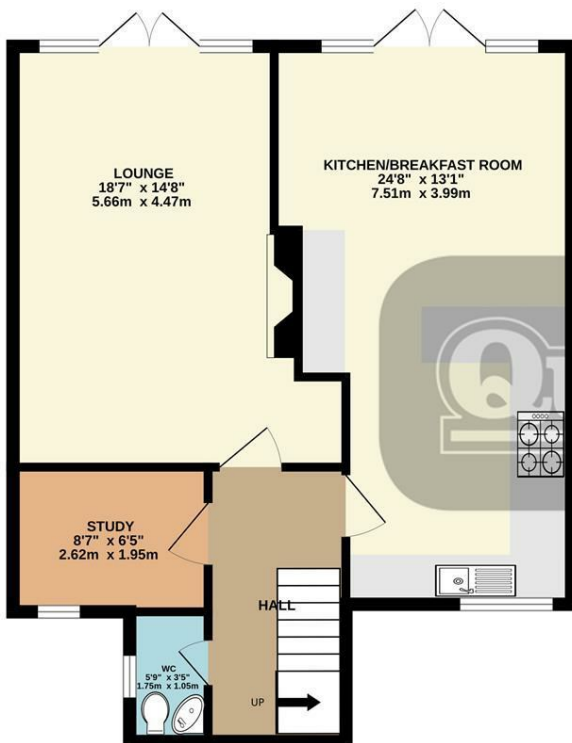
EPC Rating:

C

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C		72	85
(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	

GROUND FLOOR
659 sq.ft. (61.2 sq.m.) approx.

1ST FLOOR
612 sq.ft. (56.9 sq.m.) approx.



TOTAL FLOOR AREA : 1271 sq.ft. (118.1 sq.m.) approx.

This floor plan is for illustrative purposes only. All representations including measurements, doors, windows and fixtures are approximate and NOT TO SCALE. The total floor area includes all floor space associated with the property including garages and outbuildings as depicted. No appliances or services are confirmed as included or tested.

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