



12 West Park Avenue, Billericay, CM12 9EE

Guide Price £650,000

- ** GUIDE PRICE £650,000- £675,000 **
- FOUR BEDROOMS
- UTILITY ROOM
- PARKING FOR 3-4 CARS
- QUILTERS CATCHMENT
- DETACHED HOUSE
- MODERN KITCHEN
- GROUND FLOOR SHOWER ROOM
- INTEGRATED GARAGE
- STONES THROW FROM HIGH STREET

Located just a stones throw away from Billericay's High Street at just a quarter of a mile, is this Four Bedroom Detached family home, Upon entry is the hallway which has doors leading through to the good size Lounge to the left, the study which is set up with Broadband (speeds and access to be researched by the applicant) to the right and the kitchen straight ahead. The kitchen is modern and has been recently refitted and benefits from integrated appliances and induction hob. There is also an additional utility room and ground floor shower room. From the kitchen is the additional reception room which is currently being used as a dining room. On the first floor are the four bedrooms with the master having an ensuite and bedrooms two and three being doubles and bedroom four being a good size single.

The bathroom comprises of a 3 piece white suite and shower attached to the bath. The property has gas central heating supplied by a A Heat Only boiler with a separate water tank. Externally, the garden is unoverlooked and leads via steps down to the lawn thereafter, To the front is the integrated garage and driveway with parking for at least four cars. The family home is within the Quilters and Billericay School's catchment areas and is perfect for a growing family.

4 3 3 E

Council Tax Band: F



Entrance Hall
13'3 x 4'2

Study
6'8 x 5'5

Living Room
18'1 x 12'10

Kitchen
11'1 x 7'7

Utility Room
7'6 x 4'7

Ground Floor Shower Room
7'6 x 2'6

Dining Room
18'4 x 11'0

Landing
14'8 x 10'3

Bedroom One
17'7 x 9'7

W.C
7'5 x 2'7

Bedroom Two
9'9 x 8'7

Bedroom Three
9'9 x 8'5

Bedroom Four
10'6 x 8'7

Family Bathroom
7'0 x 5'4

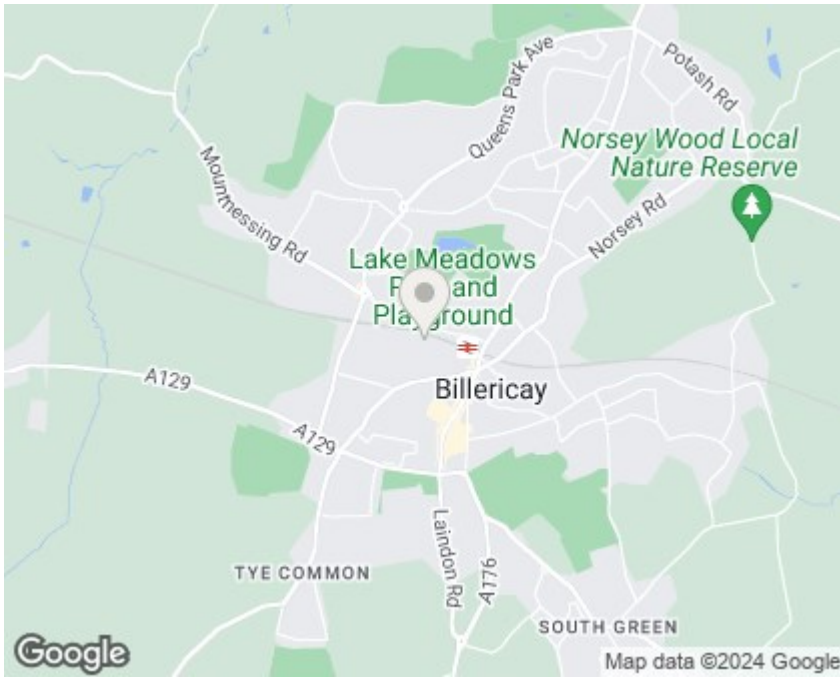
Garage

AGENTS NOTE

To the rear of the garden is a small section owned by Network Rail which the current owners use, paying Network Rail a peppercorn rent. Most neighbours have the same arrangements or they have purchased the land from Network Rail. Applicants would need to make their own enquiries into this.

Garden
approx 51ft x 25ft





Viewings

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

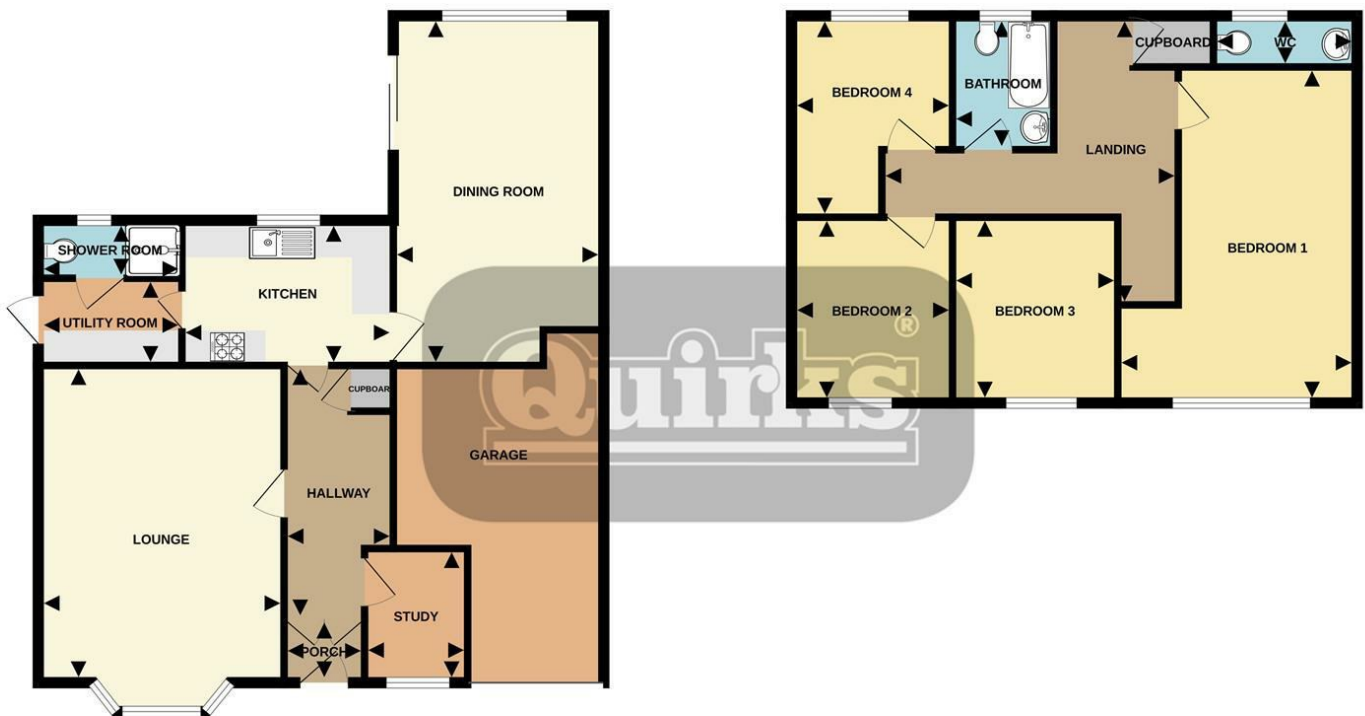
EPC Rating:

E

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			81
(69-80) C			
(55-68) D		48	
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

GROUND FLOOR
843 sq.ft. (78.3 sq.m.) approx.

1ST FLOOR
600 sq.ft. (55.7 sq.m.) approx.



TOTAL FLOOR AREA: 1443 sq.ft. (134.0 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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