



**59 Perry Street, Billericay, CM12 0NA**

**Asking Price £485,000**

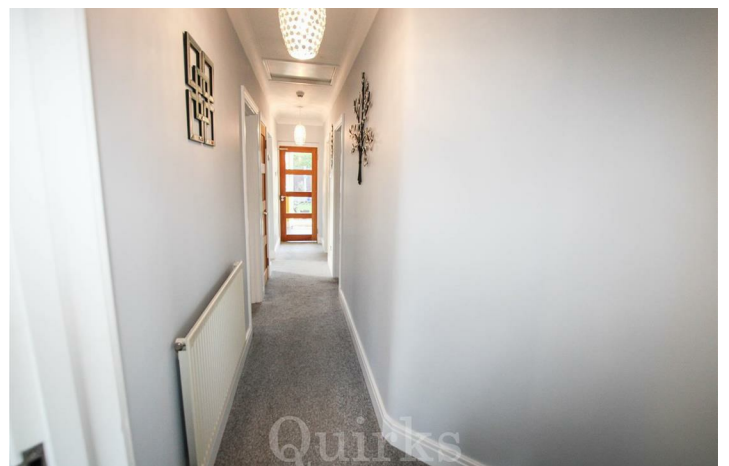
- BEAUTIFULLY PRESENTED SEMI-DETACHED BUNGALOW
- NO ONWARD CHAIN
- LOUNGE WITH BAY WINDOW
- SPACIOUS MODERN BATHROOM
- OFF STREET PARKING FOR TWO VEHICLES
- SOUGHT AFTER LOCATION
- TWO DOUBLE BEDROOMS
- HIGH GLOSS FITTED KITCHEN WITH APPLIANCES
- SUN ROOM / DINING ROOM
- LARGE DETACHED GARAGE



MOVE STRAIGHT INTO THIS VASTLY IMPROVED AND BEAUTIFULLY PRESENTED BUNGALOW IN SOUGHT AFTER LOCATION. A double glazed entrance door leads into the entrance porch, with a further double glazed door into the spacious entrance hall with radiator, fitted carpet and storage cupboard. To the front of the bungalow is a bright and fresh lounge with double glazed bay window to front and double glazed window to side, radiator, coved cornice to smooth ceiling and feature fire surround. A modern and well appointed kitchen has double glazed window to side and double glazed window onto the sun room / dining room. Range of modern white high gloss eye and base level units with work surface over incorporating one and a half bowl ceramic sink unit with mixer tap, built in electric oven, four ring gas hob with extractor fan over, integrated fridge/freezer and dishwasher, cupboard housing combination boiler and tiled splash backs. Both the double bedrooms have double glazed windows, fitted wardrobes, fitted carpet and radiator. A very modern and spacious bathroom has double glazed window to rear, bath with matching wall tiles and bath panel, vanity wash hand basin, low level W.C and separate shower cubicle, tiled walls and heated towel rail. Externally, there is a large block paved driveway to the front of the bungalow, providing off road parking for two vehicles and a shared driveway to the side leading to a larger than average detached garage. The manageable rear garden commences with a paved patio with lawned area beyond, display beds and courtesy door to garage.

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Council Tax Band: D



**ENTRANCE PORCH**

4'11" x 2'11"

**ENTRANCE HALL**

21'7" x 4'9" reducing to 2'11"

**LOUNGE**

14'10" into bay x 13'7"

**FITTED KITCHEN**

10' x 9'11"

**SUN ROOM / DINING ROOM**

21'7" x 6'8"

**BEDROOM ONE**

14'9" x 10'4"

**BEDROOM TWO**

9'11" x 9'11"

**BATHROOM**

10'4" x 5'5"

**FRONT AND REAR GARDENS**

**OFF STREET PARKING FOR TWO VEHICLES**

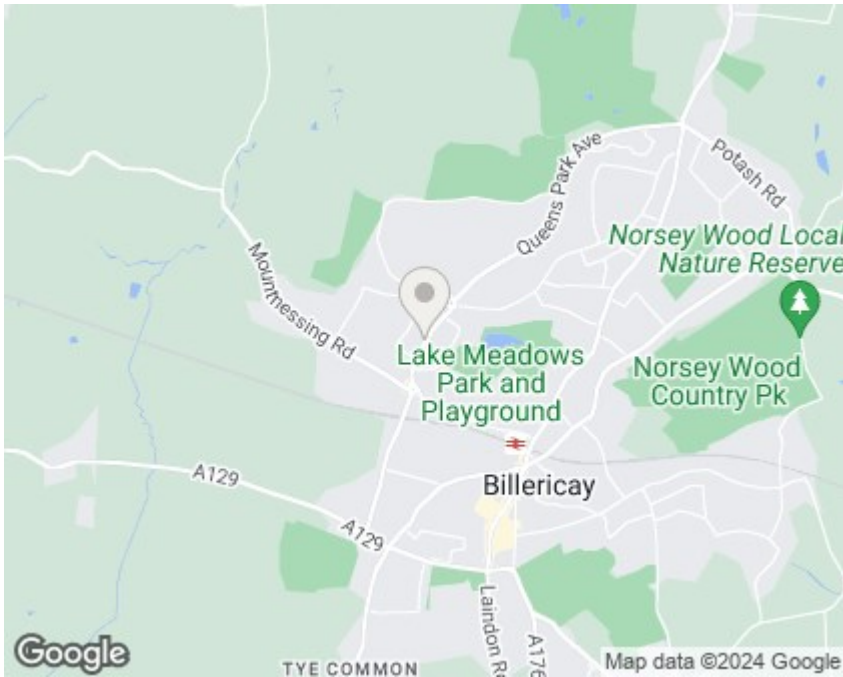
**SHARED DRIVEWAY**

**DETACHED GARAGE**

21'4"x 10'9"








## Viewings

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

## EPC Rating:

D

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		<b>85</b>
(81-91) <b>B</b>		
(69-80) <b>C</b>		<b>59</b>
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC 

GROUND FLOOR  
791 sq.ft. (73.5 sq.m.) approx.



TOTAL FLOOR AREA : 791 sq.ft. (73.5 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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