



66 Porchester Road, Billericay, CM12 0UQ

Guide Price £625,000

- END OF CUL-DE-SAC LOCATION
- EN-SUITE & BATHROOM
- FOUR BEDROOMS
- UTILITY ROOM
- FITTED SHUTTERS
- GARAGE & PARKING
- SOUTH EAST FACING REAR GARDEN
- MODERN KITCHEN / DINER
- LIVING ROOM WITH FEATURE FIREPLACE
- NEARBY SHOPS & SCHOOLS

An immaculately presented and recently updated, four bedroom detached family home, situated in a quiet and secluded location on the popular Queens Park Development. Internally the property boasts a spacious hallway with Amtico flooring leading to the ground floor W.C, to the rear aspect is a modern integrated kitchen (installed in the last 2 years) which is open plan to the dining area, with fitted breakfast bar, Bosch appliances, sink / drainer with instant hot water tap and Amtico flooring. Double glazed French doors lead to the South East facing rear garden. The utility room has a range of wall and base level units, sink / drainer, spaces for washing machine and fridge / freezer, Worcester gas boiler, Amtico flooring and door to the garden. The dual aspect living room is an excellent size, with fitted shutters to the front window, feature fireplace with integrated flame effect electric fire and tv surround. To the first floor are four bedrooms, with en-suite to the Master Bedroom, with double width shower and modern family bathroom. The fourth bedroom has fitted wardrobes and is currently arranged as a dressing room but also make an ideal children's bedroom / study if required. Externally there is an extensive paved patio area for entertaining, the remainder laid to lawn with raised flower & shrub borders, off road parking and garage with power, lighting and eaves storage space, in addition to the large shed which also has power and lighting connected. This popular location is within walking distance of convenience shops, parks and highly regarded schools.



Council Tax Band: E



ENTRANCE HALLWAY

14'1 x 6'5

GROUND FLOOR W.C

6'5 x 3'1

KITCHEN / DINING ROOM

17'5 x 12'0

UTILITY ROOM

11'3 x 6'5

LIVING ROOM

18'11 x 12'0

FIRST FLOOR LANDING

12'5 x 11'11 reducing to 6'0

BEDROOM ONE

12'1 x 11'0

EN-SUITE SHOWER ROOM

9'2 reducing to 6'4 x 5'8

BEDROOM TWO

10'1 x 8'2

BEDROOM THREE

8'6 x 8'2

BEDROOM FOUR

8'8 x 7'7

FAMILY BATHROOM

SOUTH EAST FACING REAR GARDEN

40 x 34

GARAGE & OFF ROAD PARKING





Viewings

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

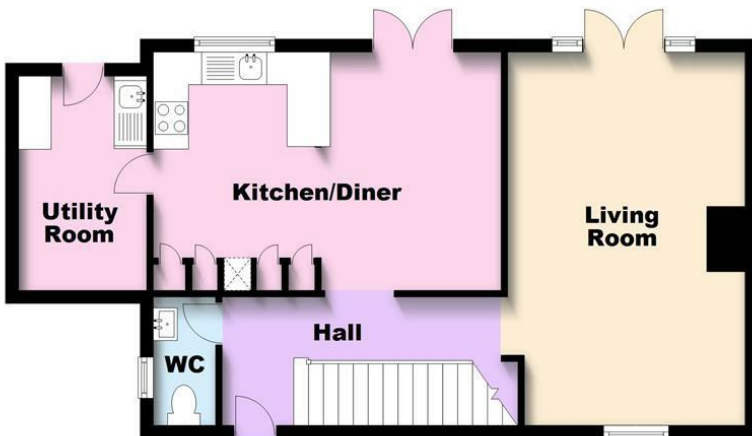
EPC Rating:

C

| Energy Efficiency Rating | | Current | Potential |
|---|--|-------------------------|-----------|
| Very energy efficient - lower running costs | | | |
| (92 plus) A | | | |
| (81-91) B | | | |
| (69-80) C | | 70 | 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

Approx. 58.8 sq. metres (633.3 sq. feet)



First Floor

Approx. 52.0 sq. metres (560.1 sq. feet)



Total area: approx. 110.9 sq. metres (1193.4 sq. feet)

Whilst every attempt has been made to ensure the accuracy of the floor plan, measurement of doors, windows and any other item are approximate and no responsibility is taken for any error, omission or mistatement. This plan is for illustrative purposes and only should be used as such.
Plan produced using PlanUp.