



## 4 Anvil Way, Billericay, CM12 0XY

**Guide Price £725,000**

- SOUGHT AFTER QUEENS PARK LOCATION
- FOUR BEDROOMS
- LARGE FAMILY BATHROOM
- FITTED KITCHEN WITH APPLIANCES AND GRANITE WORKTOPS
- GOOD SIZED REAR GARDEN
- ATTRACTIVE DETACHED FAMILY HOME
- ENSUITE TO MASTER
- THREE RECEPTION ROOMS
- CONSERVATORY
- DETACHED DOUBLE GARAGE

# 4 Anvil Way, Billericay CM12 0XY

ATTRACTIVE, DETACHED FAMILY HOME ON SOUGHT AFTER QUEENS PARK DEVELOPMENT. A double glazed entrance door leads into the spacious and welcoming entrance hall with laminate flooring, stairs to first floor with modern glass balustrade, smooth ceiling with downlighters and radiator. The ground floor cloakroom has a vanity wash hand basin, low level W.C and smooth ceiling with downlighters. Sliding patio doors lead off of the good sized lounge into the conservatory, which has French Doors onto the rear garden. Having been refitted, the contemporary kitchen offer high gloss eye and base level units with Granite worktops over incorporating a sink unit, integrated appliances with Bosch electric oven, induction hob with extractor over, microwave, fridge/freezer, washing machine and dishwasher, storage cupboard, tiled floor and smooth ceiling with downlighters. The first floor comprises of a spacious landing with modern glass balustrade, four bedrooms, with the mater being ensuite, fitted wardrobes to the master and second bedroom and a very spacious family bathroom. Externally a block paved driveway leads to the detached double garage with two up and over doors. A courtesy door opens onto a large block paved area to the side of the house, providing an area for shed, greenhouse etc.. The Mature rear garden has many flower and shrub display beds, patio area and large lawn.



Council Tax Band: F



**ENTRANCE HALL**

16'6" x 5'9"

**CLOAKROOM**

5'8" x 3'9"

**LOUNGE**

17'5" x 11'1"

**DINING ROOM**

12'1" x 8'9"

**FITTED KITCHEN**

12'3" x 10'1"

**STUDY / PLAYROOM**

11'11" x 8'11"

**CONSERVATORY**

8'5" x 8'

**LANDING**

16'1" x 6'

**BEDROOM ONE**

12'6" x 12' 4"

**ENSUITE**

8'11" x 5'1"

**BEDROOM TWO**

11'11" x 9'2"

**BEDROOM THREE**

8'11" x 8'5"

**BEDROOM FOUR**

9' max x 7'5"

**BATHROOM**

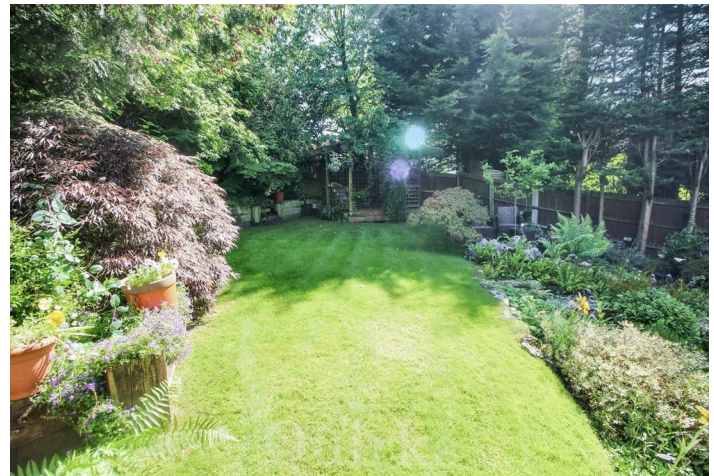
9' x 6'11"

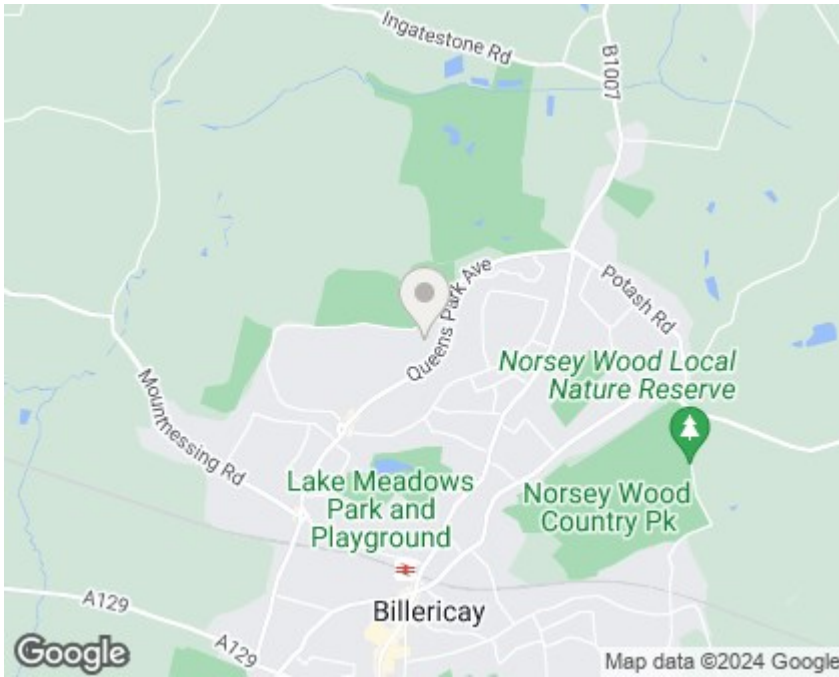
**FRONT AND REAR GARDENS**

**DOUBLE GARAGE**

17'11" x 17'8"

**BLOCK PAVED DRIVEWAY**





## Viewings

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

## EPC Rating:

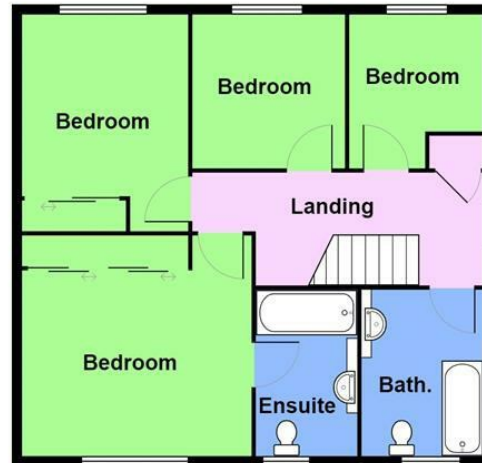
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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			83
(69-80) C			
(55-68) D		65	
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

**Ground Floor**  
Area: 66.6 m<sup>2</sup> ... 717 ft<sup>2</sup>



**1st Floor**  
Area: 56.8 m<sup>2</sup> ... 611 ft<sup>2</sup>



Total Area: 123.4 m<sup>2</sup> ... 1329 ft<sup>2</sup>

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.