



1 West Park Avenue, Billericay, CM12 9EE

Offers In Excess of £875,000

- FOUR BEDROOMS
- SPACIOUS LOUNGE
- GARAGE & CARPORT
- SOUTH FACING REAR GARDEN
- AMPLE OFF ROAD PARKING
- TWO EN-SUITES
- OPEN PLAN KITCHEN / FAMILY ROOM
- UTILITY ROOM AND CLOAKROOM
- PRIVATE ROAD LOCATION
- CLOSE TO TOWN AND STATION

Situated in a secluded private road location, within walking distance of Billericay High Street & Mainline Station is this superbly presented four bedroom detached family home. Extended and improved to provide excellent accommodation including, entrance hallway with oak staircase and glass balustrading, utility and cloakroom. To the rear of the property is an impressive, open plan kitchen / family room, finished to a high specification with integrated appliances, granite worksurfaces and island / breakfast bar. There is a separate 20ft lounge, with feature fireplace and patio doors to the South facing rear garden. The first floor enjoys a bright and spacious landing area, leading to four bedrooms, with two en-suite shower rooms and a family bathroom, all of which are finished with modern white suites. Externally the property occupies a corner plot, providing extensive off road parking, carport and attached garage, there is side access to the landscaped South facing rear garden, which is unoverlooked. If required in the future, there is potential to extend further subject to planning consent being obtained. Both Quilters Infant & Junior School and Billericay secondary school, are also within close proximity.



Council Tax Band:



ENTRANCE HALLWAY
13'3" x 7'5"

GROUND FLOOR W.C
4'4" x 3'2"

UTILITY ROOM
7'2" x 5'8"

KITCHEN / FAMILY ROOM
22'5" x 20'9"

LOUNGE
20'8" x 19'3"

FIRST FLOOR LANDING

BEDROOM ONE
12'10" x 11'0"

EN-SUITE SHOWER ROOM
7'5" x 6'8"

BEDROOM TWO
11'1" x 9'7"

EN-SUITE SHOWER ROOM
7'2" x 2'7"

BEDROOM THREE
14'8" x 7'6"

BEDROOM FOUR
9'8" x 9'5"

FAMILY BATHROOM
8'8" x 6'8"

ATTACHED GARAGE & CARPORT

LANDSCAPED SOUTH FACING GARDEN





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	81
(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. FLOOR
AREA 1278 SQ.FT.
(118.6 SQ.M.)

1ST FLOOR
APPROX. FLOOR
AREA 678 SQ.FT.
(63.0 SQ.M.)

TOTAL APPROX. FLOOR AREA 1954 SQ.FT. (181.5 SQ.M.)

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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