



## 18 Bellevue Road, Billericay, CM12 9HB

Offers In Excess Of £750,000

- FOUR BEDROOM DETACHED FAMILY HOME
- CLOSE PROXIMITY TO HIGH ST & STATION
- NO ONWARD CHAIN
- GARAGE & PARKING
- GROUND FLOOR W.C
- MODERN COMBINATION GAS BOILER
- NEARBY QUILTERS SCHOOL
- SCOPE TO EXTEND (STPP)
- LIVING ROOM, DINING AREA & STUDY
- KITCHEN / BREAKFAST ROOM

A well presented four bedroom detached family home, offered to the market with NO ONWARD CHAIN and for the first time in nearly 50 years ! Early viewing is strongly advised, as this property, is located in a desirable road, just 0.6 miles from Billericay Mainline Railway Station and just a short walk to the High Street and Quilters Infant & Junior School. Internally there is a spacious entrance hallway, with built in storage, ground floor W.C, study / playroom, kitchen / breakfast room with side door access and window overlooking the rear garden. To the front of the property is the 18'2 wide living room with South facing aspect, feature fireplace and open plan to the dining area. The part galleried, first floor landing, leads to four bedrooms all of which could accommodate double beds if desired. The family bathroom is an excellent size, with fully tiled shower cubicle and wall mounted Aqualisa power shower and separate panelled bath. Bedroom two has the potential to extend over the garage to gain a larger footprint and en-suite (subject to planning consent being passed) Externally there is ample parking for two cars, plus the attached garage. The rear garden is landscaped with established flower and shrub beds, raised patio area to the far boundary and both storage shed and greenhouse to remain. There is also the advantage of side gate access.

4 1 3 D

Council Tax Band: F



**ENTRANCE HALLWAY**

12'10 x 10'2 reducing to 9'11

**GROUND FLOOR W.C**

5'5 x 2'7

**STUDY**

9'2 x 8'1 reducing to 7'2

**KITCHEN / BREAKFAST ROOM**

12'5 x 10'10

**DINING AREA**

18'2 x 11'11

**LIVING ROOM**

18'2 x 11'11

**FIRST FLOOR LANDING**

12'6 x 8'11

**BEDROOM ONE**

12'10 x 11'0

**BEDROOM TWO**

12'9 x 12'0 reducing to 8'6

**BEDROOM THREE**

12'0 x 8'11

**BEDROOM FOUR**

10'11 x 8'10

**BATH / SHOWER ROOM**

9'3 x 9'0 reducing to 5'10

**GARAGE**

17'3 x 9'11

**REAR GARDEN**

41 x 31

**INDEPENDENT DRIVEWAY**





## Viewings

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

## EPC Rating:

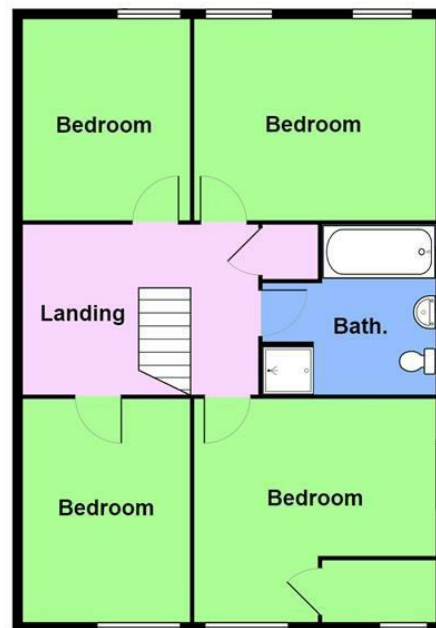
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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			81
(69-80) C		64	
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

Ground Floor  
Area: 77.6 m<sup>2</sup> ... 835 ft<sup>2</sup>



1st Floor  
Area: 66.6 m<sup>2</sup> ... 716 ft<sup>2</sup>



Total Area: 144.1 m<sup>2</sup> ... 1551 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.



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