



35 Belgrave Road, Billericay, CM12 0TX

GUIDE PRICE £525,000 - £550,000

- CORNER PLOT
- GARAGE & PARKING
- NEARBY SCHOOLS & LAKE MEADOWS PARK
- MODERN KITCHEN
- DECEPTIVELY SPACIOUS PROPERTY
- SCOPE TO EXTEND (STPP)
- SECLUDED CUL-DE-SAC LOCATION
- EN-SUITE, BATHROOM & W.C
- LIVING ROOM & DINING ROOM
- FOUR BEDROOMS

Situated at the far end of this popular Cul-de-sac location, on the Queens Park Development, is this deceptively spacious, four bedroom family home, occupying a corner plot, with scope to extend (STPP) Nestled with just two other properties, sharing the access to this secluded property, which has a garage, off road parking, sunny aspect rear garden, modern kitchen with integrated oven / grill, four ring gas hob and dishwasher. The living room is an excellent size with French doors leading to the garden and a feature fireplace, there is also a separate, dual aspect dining room, ground floor W.C and hallway with built-in storage space. To the first floor is a sizeable landing area, leading to three double bedrooms and one single. Bedroom One has fitted wardrobes and overlooks the rear garden, also benefitting from an en-suite shower room. The family bathroom serves the remaining three bedrooms and has an electric shower over the bath. This property is just a short walk to both Buttsbury & Brightside schools, convenience shops, takeaways, Lake Meadows Park and Billericay Mainline Railway Station.

4 2 2 D

Council Tax Band: E



ENTRANCE HALLWAY

13'11 x 6'5

GROUND FLOOR W.C

6'5 x 3'1

DINING ROOM

12'1 x 8'10

MODERN KITCHEN

11'11 x 8'2

LIVING ROOM

18'11 x 12'0

FIRST FLOOR LANDING

12'2 x 11'8 reducing to 5'9

BEDROOM ONE

12'1 x 11'1

BEDROOM TWO

9'1 x 8'10

BEDROOM THREE

9'9 x 8'11

BEDROOM FOUR

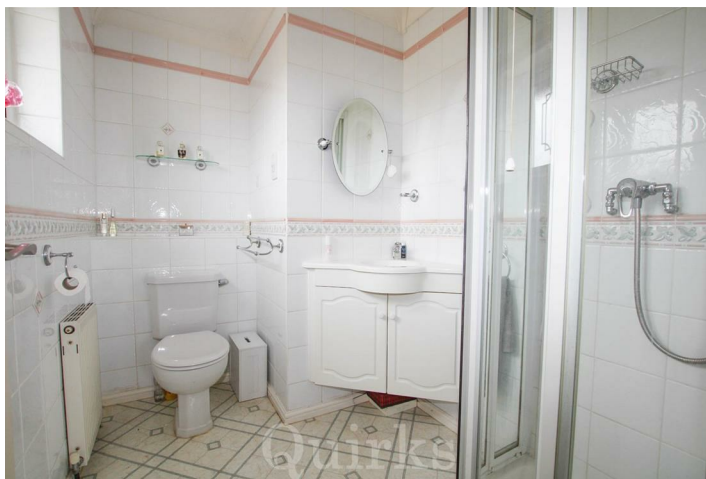
8'10 x 7'7

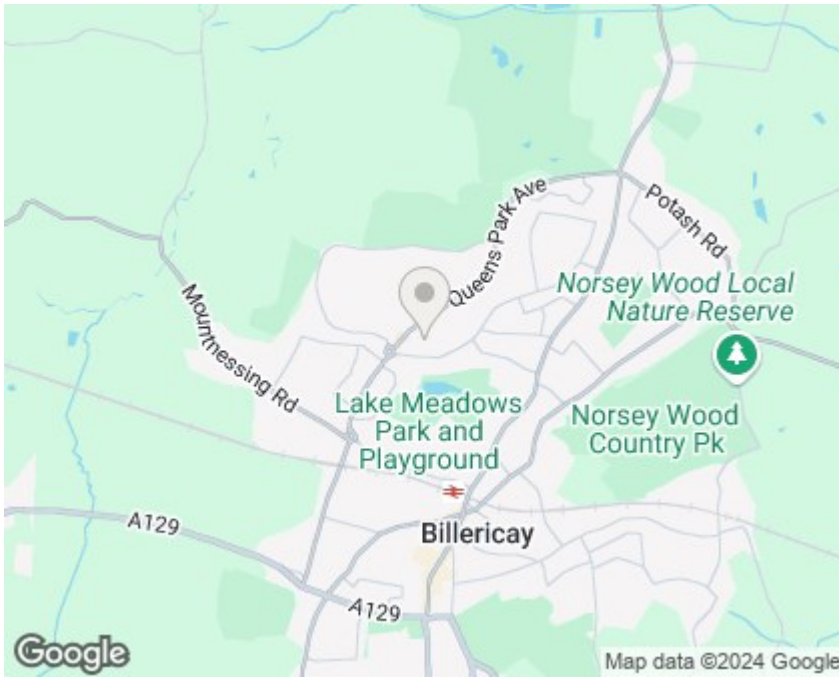
FAMILY BATHROOM

6'11 x 5'5

SUNNY ASPECT REAR GARDEN

GARAGE & OFF ROAD PARKING





Viewings

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

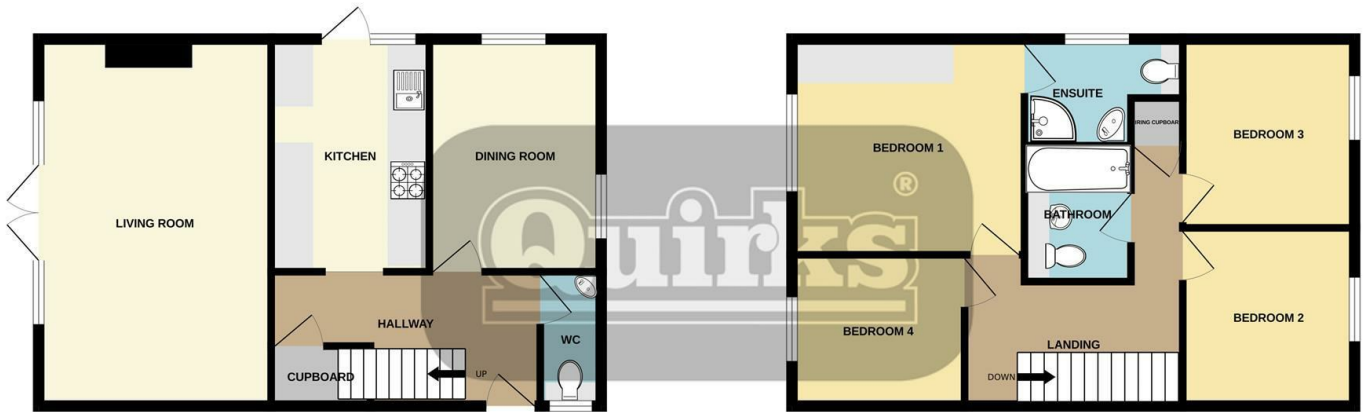
EPC Rating:

D

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			82
(69-80) C		63	
(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
543 sq.ft. (50.5 sq.m.) approx.

1ST FLOOR
549 sq.ft. (51.0 sq.m.) approx.



TOTAL FLOOR AREA: 1092 sq.ft. (101.5 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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