



## 71 Perry Street, Billericay, CM12 0NA

**Offers In Excess Of £568,000**

- THREE DOUBLE BEDROOMS
- LOUNGE WITH WOOD BURNING STOVE
- STORAGE ROOM & SHED
- NEARBY SCHOOLS & SHOPS
- REFITTED, FULLY TILED BATHROOM
- OPEN PLAN KITCHEN / LIVING SPACE
- BI-FOLDING DOORS TO REAR GARDEN
- 0.7 MILES TO MAINLINE RAILWAY STATION
- EXTENDED AND RECENTLY RENOVATED
- SCOPE TO EXTEND INTO LOFT SPACE (STPP)



An extensively renovated and extended three bedroom bungalow, with an impressive open plan kitchen / breakfast room, living room and lounge area. Situated in a popular location, just 0.7 miles from Billericay Mainline Railway Station, also within close proximity of Lake Meadows Park, convenience shops and Brightside Infant & Junior School. Internally the property offers a spacious entrance hallway, leading to THREE DOUBLE BEDROOMS and to the modern, fully tiled bathroom, with paneled bath, and rainfall shower above, vanity unit wash hand basin, W..C and chrome heated towel rail. The integrated kitchen, has an extensive range of wall and base level units, fitted breakfast bar , Quartz worksurfaces and butler sink. Built in appliances include, microwave, two ovens, five ring gas hob, dishwasher, drinks cooler, fitted storage cupboard with washing machine. The dining / living room, is an excellent size, measuring 6.5 meters in width (21'5) there is plenty of natural light, with bi folding doors leading to the rear garden. The lounge area makes a perfect space to relax with the central wood burning stove. The loft area, has lots of potential to create further accommodation (STPP) there is a fitted ladder, leading to the combination gas boiler, with remaining parts and labour warranty. To the front of the property is plenty of off road parking, suitable for 3/4 cars. There is side access to the North West facing rear garden, where the storage room is (originally the garage) this could be converted to make a bar, games room or home office if required, there is also a separate storage shed, patio and lawned area, with flower & shrub borders.

 3  1  2  D

Council Tax Band: D



**ENTRANCE HALLWAY**

17'11 x 7'10 reducing to 2'9

**REFITTED FAMILY BATHROOM**

6'7 x 5'7

**BEDROOM ONE**

12'0 x 10'7

**BEDROOM TWO**

11'1 x 10'10"

**BEDROOM THREE**

10'11 x 7'10

**KITCHEN / BREAKFAST ROOM**

11'3 x 10'7

**DINING / LIVING ROOM WITH BI-FOLD DOORS**

21'5 x 12'0

**LOUNGE WITH WOOD BURNING STOVE**

15'6 x 10'10

**NORTH WEST FACING REAR GARDEN**

51 x 27

**STORAGE ROOM (ORIGINALLY GARAGE)**

16'0 x 9'

**EXTENSIVE OFF ROAD PARKING TO FRONT**







Viewings

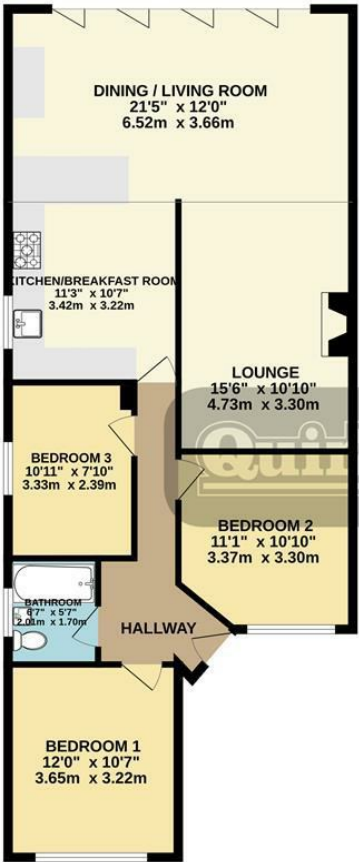
Viewings by arrangement only. Call 01277 626 541 to make an appointment.

EPC Rating:

D

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		88
(81-91) B		
(69-80) C		61
(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  
974 sq.ft. (90.5 sq.m.) approx.



TOTAL FLOOR AREA : 974 sq.ft. (90.5 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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