



**210 Perry Street, Billericay, CM12 0NZ**

**Offers Over £800,000**

- FOUR BEDROOMS
- TWO RECEPTION ROOMS
- GARAGE & PARKING FOR 3/4 CARS
- CLOSE PROXIMITY OF BUTTSBURY SCHOOL
- BATH / SHOWER ROOM
- UTILITY ROOM
- SOUTH FACING REAR GARDEN
- NEAR TO LAKE MEADOWS & SHOPS
- LARGE HALLWAY
- INTERNAL VIEWING ESSENTIAL



Situated in a highly sought after location in North Billericay, just a stones throw from Buttsbury Primary School, is this spacious four bedroom detached family home, with a secluded South facing rear garden. You are immediately greeted by a sizeable entrance hallway, this property offers plenty of reception space, including a living room with large window to front aspect, feature fireplace and there is a separate dining room, kitchen / breakfast room overlooking the rear garden and the advantage of a large utility room and integral garage. The first floor features four double bedrooms, with plenty of eaves storage space in addition to the loft area. There is a good size family bathroom with both a paneled bath and separate corner shower cubicle, there is also the advantage of a ground floor W.C. To the front of the house is a full width driveway suitable for 3/4 cars. Located within walking distance of local shops, Mayflower Secondary School, Lake Meadows Park and Billericay Mainline Station, making this property ideally suited for commuters and families. EPC rating (D)

4 1 2 D

Council Tax Band: F





**ENTRANCE HALLWAY**

19'6 x 6'8

**GROUND FLOOR W.C**

**LIVING ROOM**

19'7 x 11'8

**SITTING ROOM / DINING ROOM**

14'7 x 10'8

**KITCHEN / BREAKFAST ROOM**

14'7 x 8'11

**UTILITY ROOM**

14'7 x 6'8

**INTEGRAL GARAGE**

19'7 x 7'9

**FIRST FLOOR LANDING**

12'11 x 8'10 reducing to 6'9

**BEDROOM ONE**

11'8 x 11'1

**BEDROOM TWO**

11'8 x 9'2

**BEDROOM THREE**

14'8 x 7'9

**BEDROOM FOUR**

11'1 x 6'8

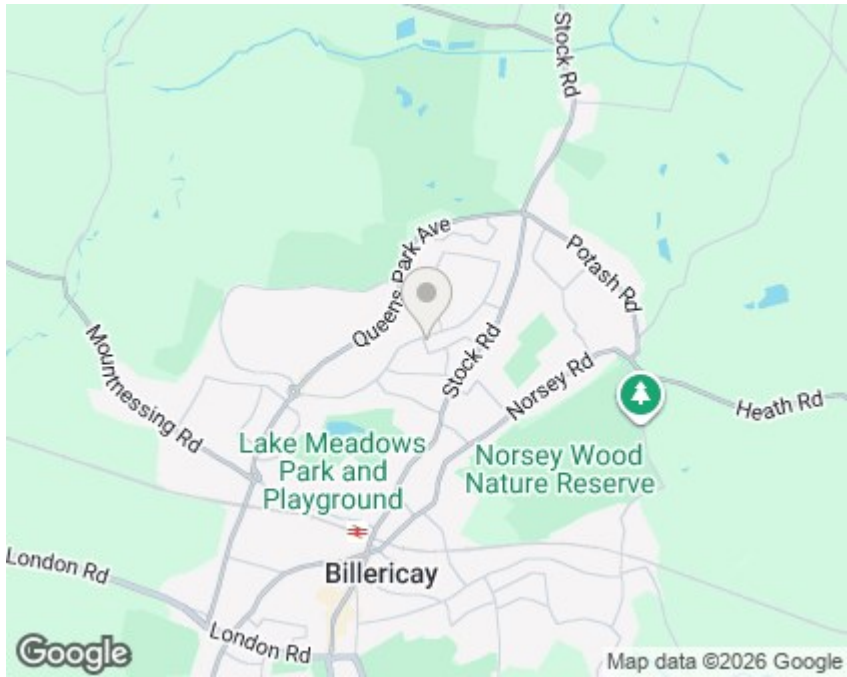
**FAMILY BATHROOM**

7'11 x 7'8 max

**SOUTH FACING REAR GARDEN**

**EXTENSIVE OFF ROAD PARKING**





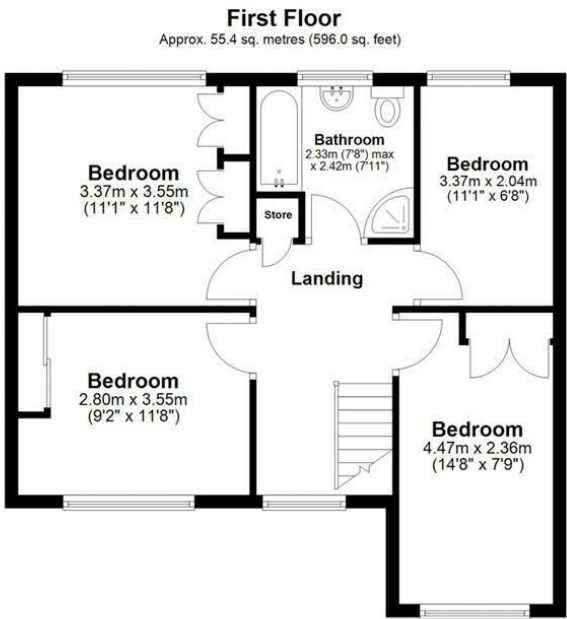
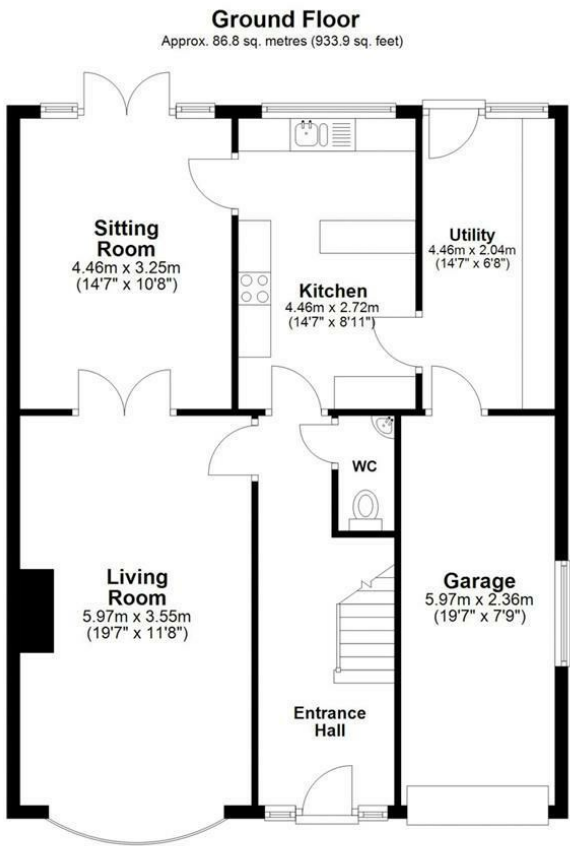
## Viewings

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) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		79
(55-68) <b>D</b>	67	
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC



Total area: approx. 142.1 sq. metres (1529.9 sq. feet)

All measurements have been taken as a guide to prospective buyers only and are not precise. This plan is for illustrative purposes only and no responsibility for any error, omission or misstatement. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given. Measurements may have been taken from the widest area and may include wardrobe/cupboard space. No guarantee is given to any measurements including total areas. Buyers are advised to take their own measurements.

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**Perry Street**