



46 West Park Avenue

Billericay, CM12 9EF

£1,500



A charming property located on West Park Avenue, in the sought-after area of Billericay. This delightful house boasts an open plan kitchen which leads into a dining room, perfect for entertaining guests. With 2 double bedrooms. It also benefits from a large garden with a patio and then its laid to lawn.

Situated in a prime location, this property boasts convenience and accessibility to local amenities, schools, and transport links with Billericay Train Station being just a short walk away.



ENTRANCE

New wood effect flooring throughout, and door in lounge.

LOUNGE

Family room with a featured fire place and window to front and radiator. Wood effect flooring door leading through to the kitchen and ground floor cloakroom.

KITCHEN

The kitchen is found in the middle of the property with a selection of wall and base units with integrated oven, 4 ring hob and extractor fan. Arch leading to dining room.

DINING ROOM

Spacious dining area with window to rear and patio doors leading to garden. Cupboard in corner.

BEDROOM 1

Double bedroom, carpet to floor and window to front.

BEDROOM 2

Double bedroom, carpet to floor and window to rear.

BATHROOM

3 piece suite consisting of WC, basin and bath with shower attachment.

EXTERNAL

Back door to patio area and the rest of the garden is lawn. Garden maintenance assistance available for seasonal work. On road parkign available.

INFORMATION

Holding fee: £346.00

Deposit: £1730.00

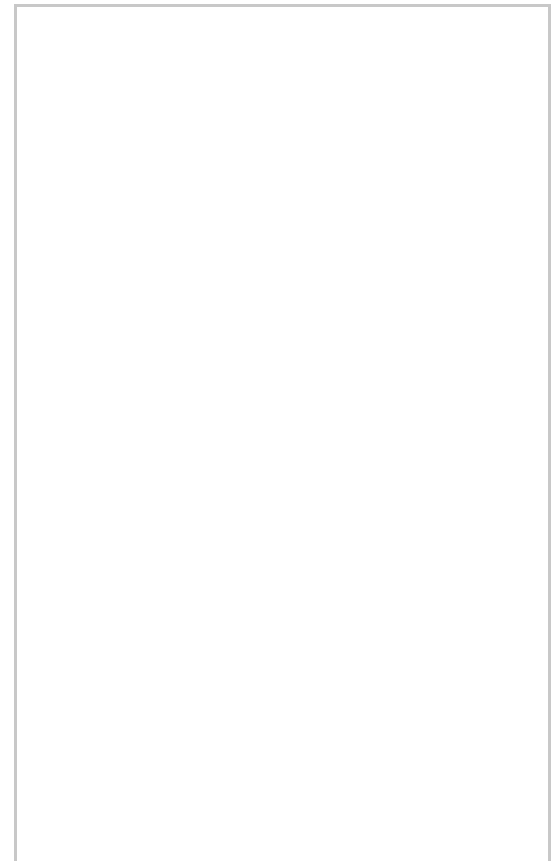
Available: Late July 2026

Applicants must show an annual income of £45,000.00 or more.

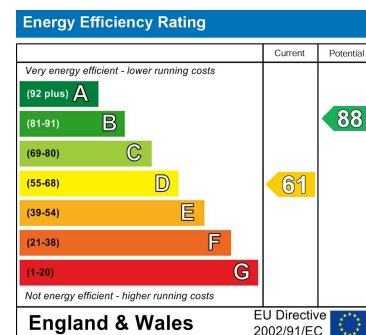
Area Map



Floor Plans



Energy Efficiency Graph



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