

Walkers
People & Property

Forester Court, Billericay. CM12 0HG

Guide Price £500,000 - £525,000



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Ideally situated within a short walk of both Billericay High Street and the mainline railway station, this beautifully presented three-bedroom family home has been finished to a high standard throughout and is offered for sale with **no onward chain**.

The property features a spacious and light-filled open-plan kitchen, dining and family living area, creating an ideal space for both everyday living and entertaining. The contemporary kitchen is well-appointed with quality integrated appliances, including a dishwasher, washing machine, double oven, induction hob and a pop-up electric extractor, all complemented by stylish quartz/granite worktops.

To the first floor are three well-proportioned bedrooms and a modern three-piece family bathroom. Further benefits include a Worcester combination boiler with gas-fired radiator central heating, complete with a full service history, together with replacement double-glazed windows and doors, ensuring comfort and energy efficiency throughout.

Externally the property benefits from an attractive, good sized rear garden with spacious patio onto raised lawned area with well kept borders.

Anti-Money Laundering Checks and Legal Support:
A mandatory Anti-Money Laundering (AML) check is required on all buyers and sellers and is facilitated via our legal partner at a cost of £65 per property payable upon instruction. The service also provides access to an unlimited legal advice helpline staffed by qualified solicitors to assist with any questions you may have during your moving journey, and Mover Protection which is designed to help recoup certain costs if your sale or purchase should fail to complete through no fault of your own (terms and limits apply).

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Council Tax band: D

Tenure: Freehold

EPC Energy Efficiency Rating: C

EPC Environmental Impact Rating: C

- Situated 0.7 miles from Billericay mainline Railway Station & High St
- No Onward Chain
- Open Plan ground floor living
- Three bedrooms, two bathrooms
- Garage & Parking
- Good sized attractive rear garden

























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Total: Approx. Gross Internal Area 89.7 sq metres (965.0 sq ft)

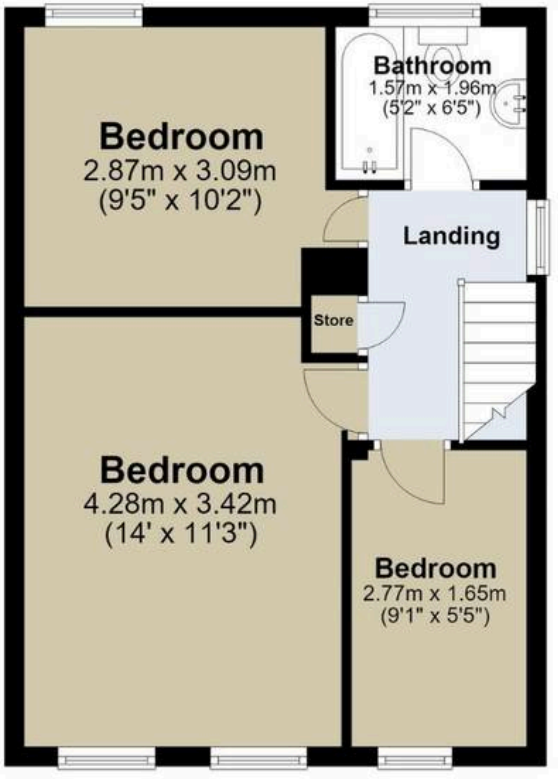
Ground Floor

Approx. 52.1 sq. metres (561.3 sq. feet)



First Floor

Approx. 37.5 sq. metres (403.7 sq. feet)



Measurements are approximate and for illustration purposes only. While we do not doubt the accuracy and completeness, we advise you conduct a careful independent assessment of the property to determine monetary value

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About Us

Walkers | People & Property is built on a lifelong family passion for homes. Martin, Gillian and Adam Walker lead a respected, professional team who live and breathe all aspects of property. With over 30 years of experience, we understand the moving process on a personal level and are committed to delivering exceptional results. Most of all, helping people move is our hobby, and handing over the keys to excited buyers remains our favourite moment.

Get In Touch

Browse Properties

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CM4 9DW



ww.walkersestates.co.uk

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