



**Price**  
**£785,000**

**Freehold**

4x  1x  1x 

**Western Road,  
Billericay, Essex, CM12**

**OVER 60?**

Secure this property  
for up to **59% less!**

 **DOUGLAS  
ALLEN**  
Helping you move forwards



## Main features

- Extremely spacious throughout
- Large lounge that leads onto the conservatory
- En-suite to bedroom one
- Well looked after rear garden
- Front driveway with parking for multiple cars

## Accommodation

### GROUND FLOOR

Entrance Hall: 21'9 x 3'3 (6.63m x 0.99m)  
 Dining Room : 11'7 x 11'3 (3.53m x 3.43m)  
 Kitchen : 11'3 x 9'8 (3.43m x 2.95m)  
 Cloakroom  
 Lounge : 19'5 x 13'6 (5.92m x 4.12m)  
 Conservatory : 11'7 x 11'1 (3.53m x 3.38m)

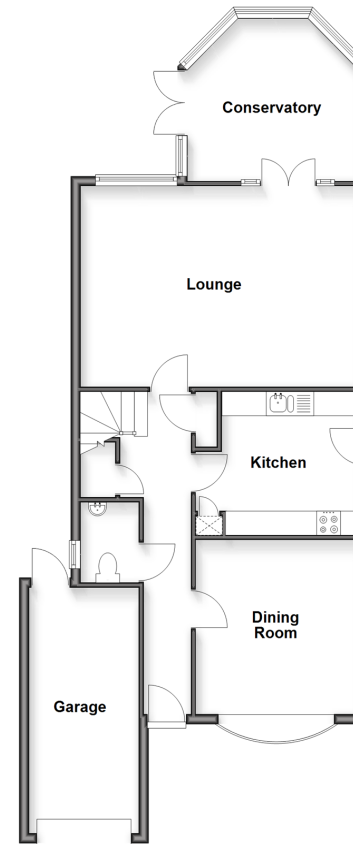
### FIRST FLOOR

Landing  
 Bedroom 1: 11'8 x 11'3 (3.56m x 3.43m)  
 En-suite To Bedroom One  
 Bedroom 2: 11'7 x 11'3 (3.53m x 3.43m)  
 Bedroom 3: 11'7 x 7'8 (3.53m x 2.34m)  
 Family Bathroom

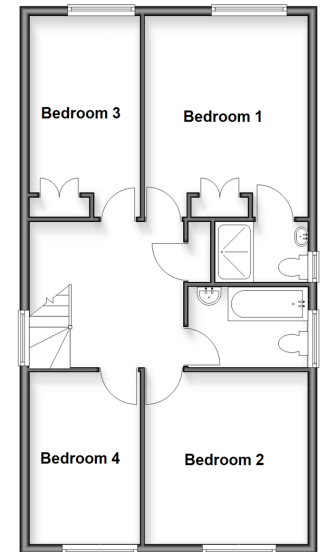
### OUTSIDE

Driveway

**Ground Floor**  
 Approx. 84.4 sq. metres (908.1 sq. feet)



**First Floor**  
 Approx. 64.3 sq. metres (692.3 sq. feet)



Call Billericay - 01277 631377 ■ [douglasallen.co.uk](http://douglasallen.co.uk)

■ Through a Homewise Home For Life Plan people aged 60+ can secure this property for up to 59% less, by purchasing a Lifetime Lease



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