



288 Perry Street, Billericay, CM12 0RB

Asking Price £550,000

- TWO / THREE BEDROOMS
- DETACHED GARAGE
- 60 X 50FT REAR GARDEN
- QUIET LOCATION IN NORTH BILLERICAY
- SPACIOUS DUAL ASPECT LIVING ROOM
- LARGE WORKSHOP
- SCOPE TO EXTEND (STPP)
- NO ONWARD CHAIN
- KITCHEN / BREAKFAST ROOM
- CONSERVATORY

A two / three bedroom chalet bungalow, in a quiet and sought after location in North Billericay, within walking distance of Buttsbury & Mayflower schools, Stock Brook Country Club, convenience shops and the 300 bus route. Occupying a substantial plot with a large detached garage, storage shed and workshop / outbuilding, there is huge potential to extend this property further, subject to planning consent being granted. Offered for sale with NO ONWARD CHAIN, this charming property has character features throughout, including feature fireplace, decorative beams to the ceilings and bay window to the front aspect. The accommodation includes a central hallway, leading to two rooms, both could be used as double bedrooms if required, the kitchen / breakfast room is an excellent size, with access to the conservatory / utility area and modern ground floor shower room. The dual aspect living room has access to the well maintained 60ft x 50ft rear garden via a set of French doors and there are stairs rising to the first floor bedroom, where there is plenty of eaves storage space and potential to create more living space and an en-suite if required (subject to the necessary consents) Internal viewing is recommended to appreciate this deceptively spacious family home, along with the the external space and outbuildings.



Council Tax Band: D



ENTRANCE HALLWAY

BEDROOM ONE

15'10 x 8'10 max

BEDROOM TWO

13'1 max x 10'6

KITCHEN / BREAKFAST ROOM

14'1 x 11'3

CONSERVATORY

16'5 x 8'2

LIVING ROOM

26'7 x 9'8 max

FIRST FLOOR BEDROOM

17'7 x 12'9 max

DETACHED GARAGE

22'0 x 11'6

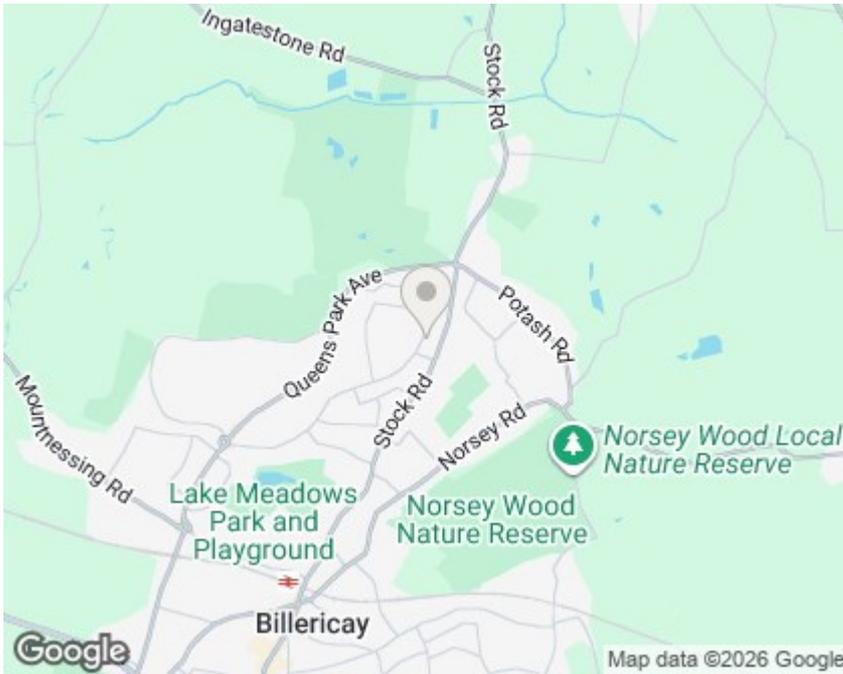
WORKSHOP / OUTBUILDING

REAR GARDEN

60 x 50

INDEPENDENT BLOCK PAVED DRIVEWAY





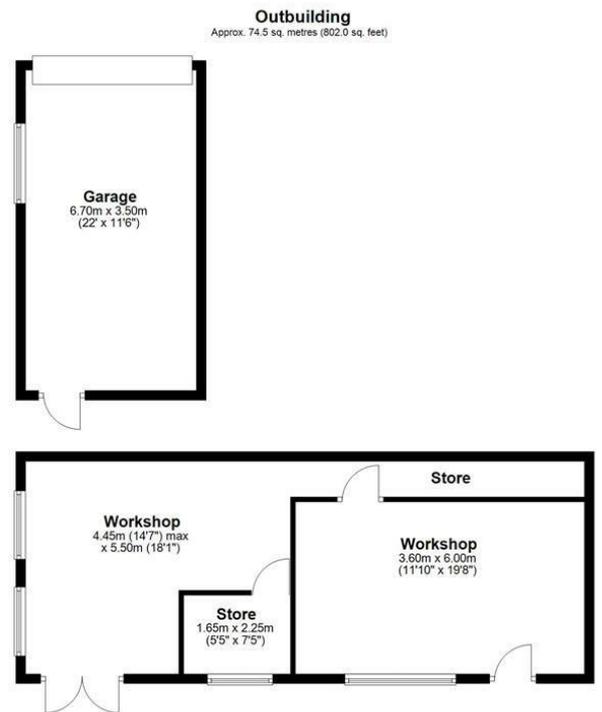
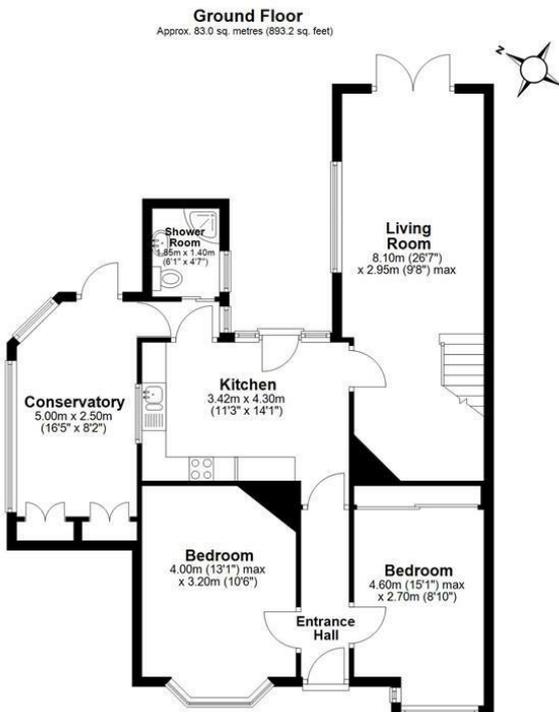
Viewings

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

EPC Rating:

E

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			69
(55-68) D		47	
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	



Total area: approx. 182.4 sq. metres (1962.9 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.

Floor Plan Drawn According To RICS Guidelines

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