



48 Beaufort Road, Billericay, CM12 9JL

Asking Price £950,000

- FOUR BEDROOMS
- SOUGHT AFTER LOCATION
- SEPARATE DINING ROOM
- LARGE INTEGRAL GARAGE
- DRIVEWAY FOR 3 CARS
- DETACHED FAMILY HOME
- SPACIOUS LIVING ROOM
- EPC RATING - B
- ESTABLISHED REAR GARDEN
- CLOSE TO HIGH STREET AND STATION

Situated in one of Billericay's most sought-after residential roads, within easy reach of both the High Street and railway station, is this substantial four bedroom detached family home offering approximately 2,089 sq ft of accommodation including the garage. The entrance hall provides access to the ground floor cloakroom and reception rooms. To the front of the property is a separate dining room with an attractive bay window, while the kitchen is fitted with an extensive range of units and provides space for informal seating. The generous living room measures over 20ft in length and provides an excellent main reception space, with access through to the conservatory at the rear. Enjoying an outlook across the garden, the conservatory provides a further versatile living area with French doors opening directly outside. A particular feature of the property is the substantial integral garage, measuring approximately 29ft in length and offering excellent parking, storage or workshop space, subject to individual requirements. To the first floor are four well-proportioned bedrooms, three of which measure in excess of 13ft. The accommodation is completed by the family bathroom together with an additional en-suite. Externally, the property benefits from a driveway providing off-street parking and access to the garage. The established rear garden is of an excellent size, predominantly laid to lawn with mature trees, shrubs and planted borders, together with a paved patio seating area. Further benefits include solar panels, an impressive EPC rating of B and the property's highly convenient position on Beaufort Road, placing Billericay High Street, railway station and local amenities within easy reach. Offering generous and versatile accommodation in a particularly desirable location, this is an excellent opportunity for a purchaser looking for a substantial family home within central Billericay.



Council Tax Band: G



Porch

Entrance Hall

Dining Room

12'9" x 14'10" into bay x 11

Kitchen

13'6" x 11'1"

Living Room

20'3" x 13

Conservatory

14'11" x 11'5"

Landing

Bedroom 1

14'2" x 11

Ensuite

5' x 4'11"

Bedroom 2

13'10" x 11

Bedroom 3

13' x 11

Bedroom 4

10'10" x 9'6"

Garage

29'11" x 11'7"





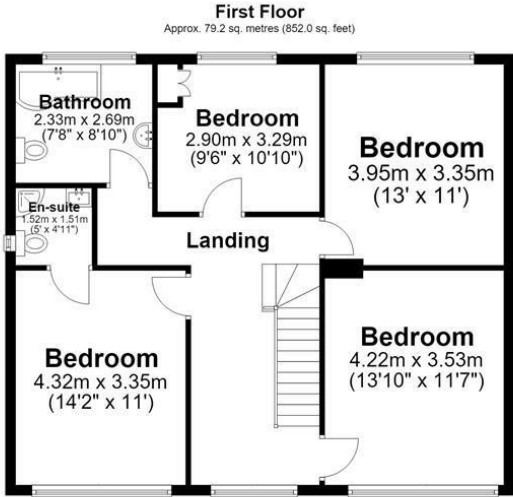
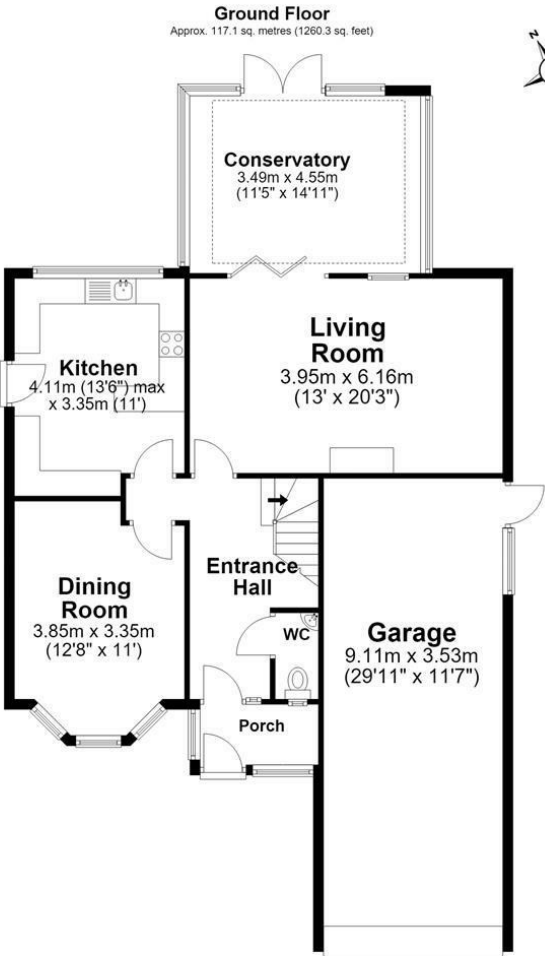
Viewings

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

EPC Rating:

B

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B	81	84
(69-80) C		
(55-68) D		
(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. 196.2 sq. metres (2112.3 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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Beaufort Road