



46 West Park Avenue, Billericay, CM12 9EF

Asking Price £450,000

- Two Bedrooms
- Well Presented
- Close to Station and High Street
- Semi Detached
- Ground Floor W.C
- Sought After Location
- No Onward Chain
- Good Size Garden
- Open Plan Kitchen
- Two Reception Rooms

Located on the popular West Park Avenue, within walking distance of Billericay High Street and the Mainline Railway Station, is this two-bedroom semi-detached home. The accommodation begins with an entrance hallway providing access to the lounge, staircase to the first floor and the ground floor cloakroom. The lounge enjoys a window overlooking the front of the property, wood-effect flooring and a feature fireplace, with a door leading through to the fitted kitchen. The kitchen comprises a range of wall and base units with an integrated oven, four-ring hob and extractor hood above, and opens through an archway into the dining room. Positioned across the rear of the property, the dining room offers ample space for a family dining table and benefits from patio doors opening onto the rear garden. Completing the ground floor is a convenient cloakroom fitted with a W/C and wash hand basin. To the first floor are two double bedrooms, with the principal bedroom situated to the front of the property and the second bedroom overlooking the rear garden. The family bathroom is fitted with a three-piece suite comprising a panelled bath with shower attachment, wash hand basin and W/C. Externally, the rear garden commences with a patio seating area, with the remainder laid to lawn, providing a good amount of outdoor space. On-road parking is available to the front of the property on a first come, first served basis. West Park Avenue is conveniently positioned within easy reach of Billericay High Street, the Mainline Railway Station, local shops and well-regarded schools, making it an ideal location for commuters and families alike.



Council Tax Band: D



Entrance Hall

Living Room
12'10 x 11'10

Kitchen
12'10 x 7'1

Dining Area
16'5 x 8'10

Downstairs W.C

Landing

Bedroom One
14'1 x 8'10

Bedroom Two
9'10 x 8'6

Bathroom
7'10 x 7

Garden





Viewings

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

EPC Rating:

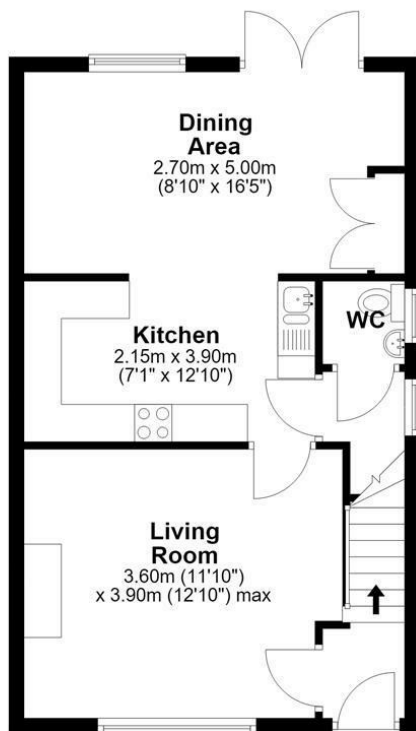
D

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		88
(81-91) B		
(69-80) C		61
(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



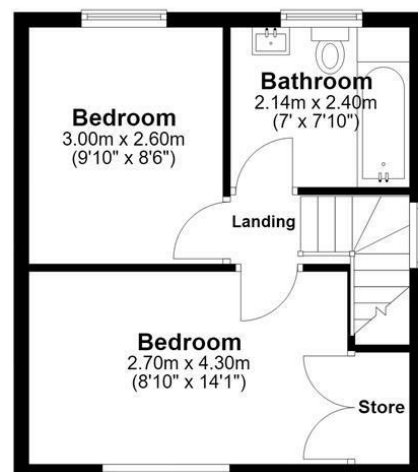
Ground Floor

Approx. 43.2 sq. metres (464.8 sq. feet)



First Floor

Approx. 30.0 sq. metres (322.8 sq. feet)



Total area: approx. 73.2 sq. metres (787.6 sq. feet)

This floor plan has been created by a third party and should be used as a general outline for guidance only. Any areas, measurements or distances quoted are approximate and any intending purchaser or lessee should satisfy themselves by inspection, searches, enquiries and/or full survey as to the correctness of each statement. We accept no responsibility or liability for any loss whatsoever that may arise as a result of this plan and the information contained within.

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W Park Avenue