



Forchester Road | Billericay | Guide Price £625,000



Porchester Road

Billericay | Essex | CM12 0UQ

Guide Price Guide Price £625,000 - £650,000

The Property Specialists of Billericay are delighted to offer for sale this beautifully appointed four-bedroom detached family home which is in a fantastic location close to local schools, Lake Meadows park and within a mile of Billericay Station with its routes to London Liverpool Street.

On entering the house, you are greeted by a light and bright entrance hallway with ground floor cloakroom and large double storage wardrobe/ cupboard. On the ground floor there are two fantastic size reception rooms which include a large living room with a beautiful feature fireplace and good size separate dining room / playroom. The real delight with this property is it's amazing kitchen breakfast room with a huge range of fitted units and appliances and creates a superb room for entertaining. In addition, there is a walk in larder and separate utility room to the side of the kitchen area.

On the first floor there are four bedrooms with the main bedroom of a considerable size with the added advantage of an en-suite shower room, which is in addition to a modern family bathroom. There is a large loft space which is perfect for those that wish to convert and extend into the loft.

Outside there is lovely front garden and the rear garden enjoys a lovely corner plot and is laid out to lawn. This property also has the added benefit of a detached garage with parking in front.

The home has the advantage of a no onward chain and must be viewed internally to fully appreciate the size and space on offer.

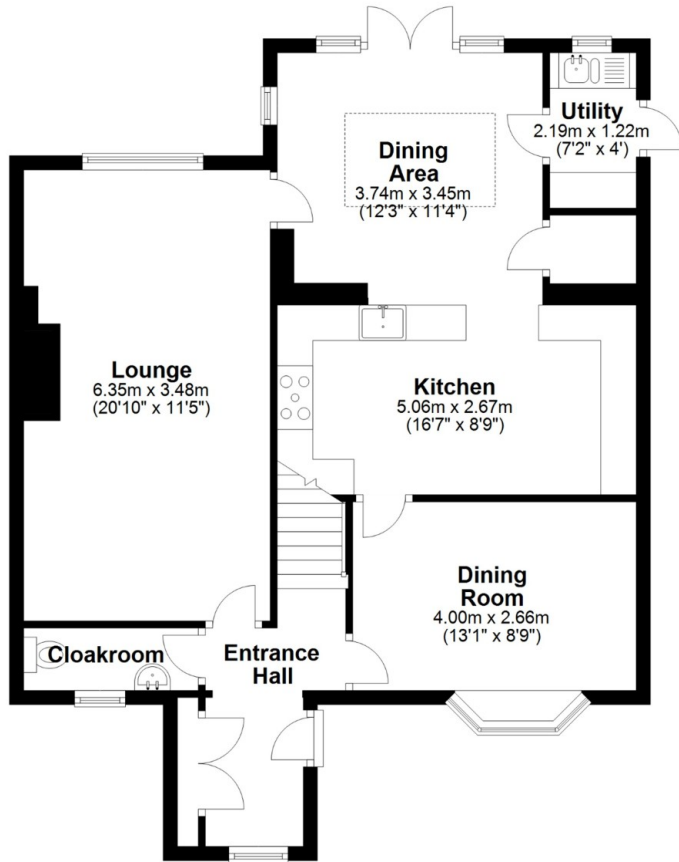




- Guide Price £625,000 - £650,000
- Detached Family Home
- Spacious Entrance Porch With Double Storage Cupboard
- Ground Floor Cloakroom W/C
- TV Room / Second Reception Room
- Large Living Room With Feature Fireplace
- Good Size Kitchen Breakfast Room With Range Of Fitted Units
- Separate Utility Room
- No Onward Chain
- Walk In Larder Cupboard
- Detached Garage
- Family Bathroom And En-suite Shower
- Landscaped Rear Garden With Decked Rear Patio



Ground Floor



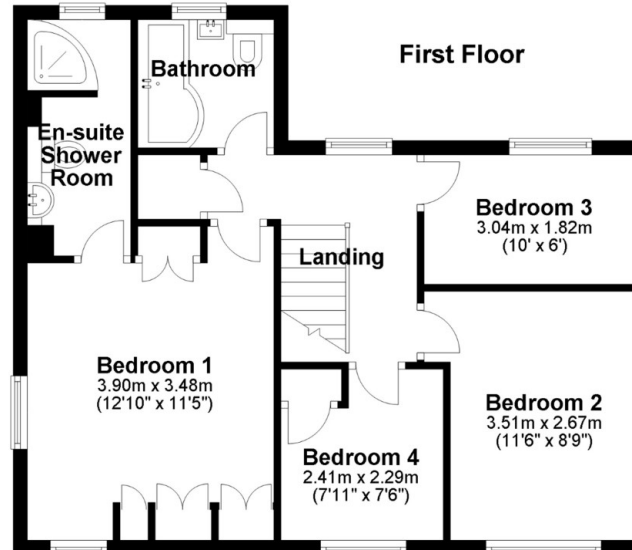
APPROX INTERNAL FLOOR AREA 130 SQ M 1392 SQ FT

This plan is for layout guidance only and is **NOT TO SCALE**

Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes & compass bearings before making any decisions reliant upon them.

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First Floor



Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		82
(69-80) C	71	
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales	EU Directive 2002/91/EC	

Viewing strictly by appointment with The Property Specialists



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Less Stressful

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