



Western Road | Billericay | £895,000



Western Road

Billericay | Essex | CM12 9DT

LOCATION LOCATION LOCATION !!

Located in a highly sought after road, within a short stroll of both Billericay High Street and railway station with it's routes to London Liverpool Street, is this beautifully presented four bedroom character family home that boasts so many unusual and quirky features and enjoys a most beautiful 27.5 Metre (95ft) south facing garden.

On entering the property you are greeted by a most amazing entrance hallway letting in lots of natural light and a character stair case to the first floor. Leading off the hallway is a huge ground floor shower room including a stunning roll-top stand alone bath. Further accommodation downstairs comprises of a very spacious open plan living room including a large defined dining area with feature bay window creating a truly superb part of the house for entertaining, This room is in addition to a 6.8 Metre Kitchen Breakfast room which is another defined dining area, boasting a high vaulted ceiling, benefiting from a vast amount of storage units and integrated appliances. The property has the added advantage of a large utility / laundry room.

On the first floor there you will find a good size light and bright landing serving three bedrooms, two of which are great doubles. From the landing there are stairs leading to the top floor bedroom which has the advantage of an en-suite bathroom. The owners have previously had plans drawn up the to increase the bedroom size if required.

Outside the property there is a large block paved driveway with ample parking and neat front garden. The rear garden has a huge variety of trees and shrubs with a good size lawn perfect for a game of football and there is the advantage of a large summerhouse / games room.

An internal viewing is strongly advised to fully appreciate the accommodation on offer and it's spacious and sunny plot

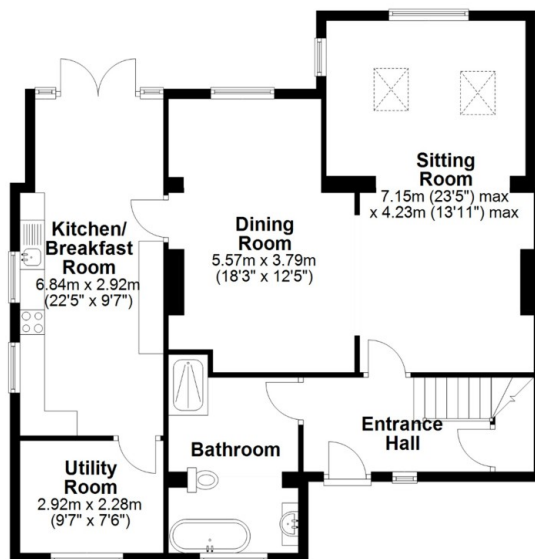




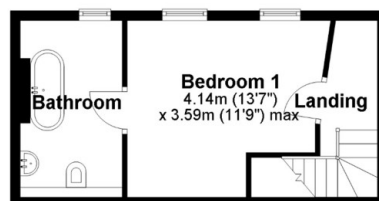
- Four Bedroom Semi Detached Character Residence
- Prime Location , Close To High Street And Station
- Overall Plot 50meters x 11.5 Metres (164ft x37ft)
- 27.5 Metre x 11.5 Metre South Facing Garden
- Large Open Plan Living , Superb House For Entertaining
- Large Kitchen Breakfast Room
- Separate Utility / Laundry Room
- Huge Ground Floor Shower Room
- Impressive Entrance Hallway and Landing
- Three First Floor Bedrooms And Loft Bedroom With En-suite
- Outbuilding perfect For Working From Home
- Parking For Several Cars



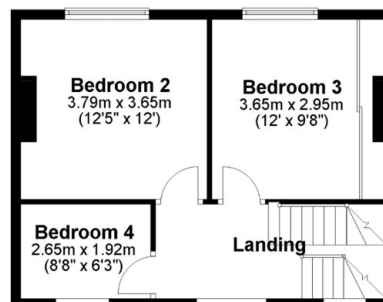
Ground Floor



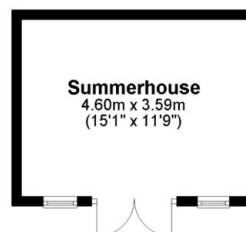
Second Floor



First Floor



Outbuilding



APPROX INTERNAL FLOOR AREA
MAIN HOUSE 162 SQ M 1747 SQ FT
OUTBUILDINGS 17 SQ M 178 SQ FT
TOTAL 347 SQ M 3736 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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Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		
(69-80) C		
(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	

70 79

Viewing strictly by appointment with The Property Specialists



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