



Weir Wynd | Billericay | Guide Price £800,000





# Weir Wynd

Billericay | Essex | CM12 9QG

GUIDE PRICE £800,000 - £825,000 The Property Specialists are delighted to offer for sale, this substantial four-bedroom detached family home. In addition to the size of accommodation, the property also benefits from its fantastic cul-de-sac location, within a short walk of Billericay High Street, train station, Mill Meadows Nature Reserve and both Billericay High School and Quilters Junior school. On entering the property, you are greeted by an entrance hall which in turn leads you to the ground floor accommodation commencing with a good size living room. Here you will find a feature fireplace and a large double glazed bay window to the front of the home. Leading from the living room is a dining room, which can be opened up to become part of the living room or kept as a separate room by closing a set of internal glazed doors. Ample space is provided for a dining table and chairs, whilst glass sliding doors enjoy views and provide access to the rear garden. Adjacent to the dining room is a kitchen comprising of a range of fitted wooden units with light worktops and integrated appliances. Here you will find the property also offers potential to convert an integral garage into a larger kitchen family room (STPP). The ground floor accommodation is completed by a separate W/C cloakroom. Upstairs there are four generous bedrooms, with the master bedroom being of particular good size and benefitting from a tiled en-suite shower room. In addition, this bedroom also boasts a large set of fitted wardrobes. The second and third bedrooms also boast built in wardrobes, whilst the fourth benefits from dual aspect views to the side and front of the home. The first-floor accommodation is completed by a tiled family bathroom comprising of a fitted three-piece suite with a shower over the bath. Outside and to the rear of the property is a low maintenance rear garden, which is mainly laid with an Indian sandstone patio. There is small area of artificial turf, whilst the patio is boarded by shrubs and a large flower bed. The property benefits from side access on both sides of the home, where you will also find a garden shed and access to the integral garage. To the front of the property is a large frontage where you will find a large area of artificial turf and a block paved driveway providing off street parking for as many as four vehicles. To fully appreciate the size of accommodation and fantastic position of this delightful home, an internal viewing is highly recommended. Call The Property Specialists and we will be happy to arrange this for you







- Four Bedroom Detached Family Home
- Fantastic Cul-De-Sac Location
- Within Walking Distance of Billericay High Street & Train Station
- Within Catchment & Walking Distance of Billericay & Quilters Schools
- Within Walking Distance of Mill Meadows Nature Reserve
- Generous Ground Floor Accommodation
- Four Double Bedrooms
- Master Bedroom With En-Suite Shower Room
- Rear Garden With Large Patio & Artificial Turf
- Integral Garage Offering Potential for Conversion (STPP)
- Large Frontage & Block Paved Driveway Providing Off Street Parking For Multiple Vehicles





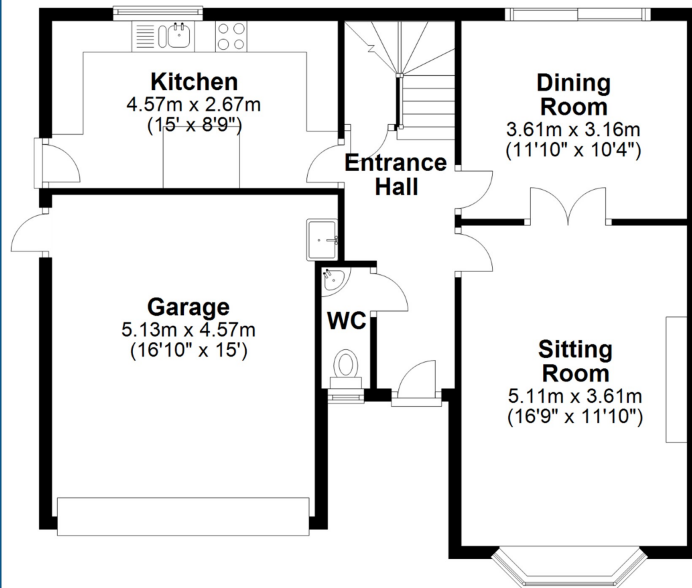
**APPROX INTERNAL FLOOR AREA  
147 SQ M 1584 SQ FT**

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

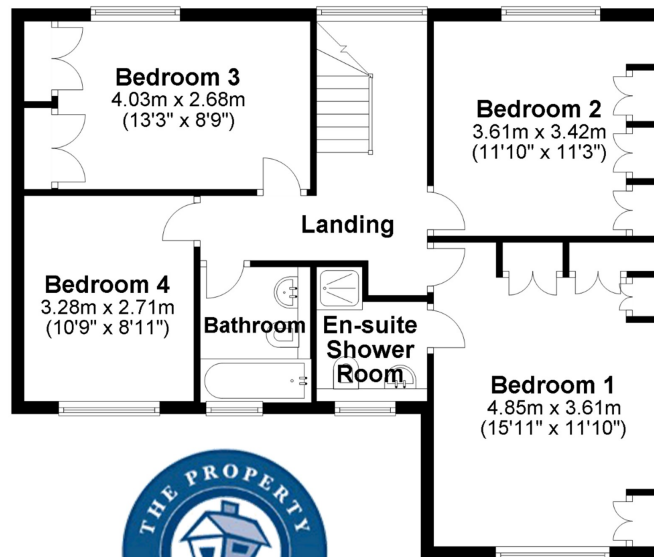
Whilst every care is taken in the preparation  
of this plan, please check all dimensions,  
shapes & compass bearings before making  
any decisions reliant upon them.

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## Ground Floor



## First Floor



## Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92+) <b>A</b>		
(81-91) <b>B</b>		81
(69-80) <b>C</b>		
(55-68) <b>D</b>	62	
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
England, Scotland & Wales	EU Directive 2002/91/EC	

Viewing strictly by appointment with The Property Specialists



Making Moving Home  
**Less Stressful**

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