



Valley Road | BILLERICAY | £479,995



# Valley Road

BILLERICAY | Essex | CM11 2BS

The Property Specialists of Billericay are delighted to offer for sale this beautifully appointed three bedroom semi detached family home. The deceptively spacious property is situated within a short walk of both Billericay High Street and Mainline Railway Station with it's routes to London Liverpool Street. On entering the property you will find a spacious entrance hall with the benefit of a ground floor cloakroom W/C. There is a door to the right leading to a good size kitchen breakfast room, which has a range of fitted units including integrated fridge, freezer and space for a washing machine. In addition there is also a built-in oven with a gas hob. To the rear of the property there is a spacious living room with feature fireplace overlooking a beautiful south facing rear garden. On the first floor there are three good size bedrooms with the master and second bedroom benefitting from wardrobes and built-in cupboards. The third bedroom also has a built-in storage cupboard and the family bathroom has a three piece suite including panelled bath with electric shower over bath. Outside the property there is off-road parking for two vehicles to the front, with a generous front garden. The rear garden has a paved patio area with brick built storage shed. The rest of the garden is mainly laid to lawn with a gate at the rear leading to a pathway, which in turn leads to the garage located within a block. The Property Specialists of Billericay are delighted to offer for sale this beautifully appointed a three bedroom semi detached family home. The deceptively spacious property is situated within a short walk of both Billericay High Street and Mainline Railway Station with it's routes to London Liverpool Street. On entering the property you will find a spacious entrance hall with the benefit of a ground floor cloakroom W/C. There is a door to the right leading to a good size kitchen breakfast room, which has a range of fitted units including integrated fridge, freezer and space for a washing machine. In addition there is also a built-in oven with a gas hob. To the rear of the property there is a spacious living room with feature fireplace overlooking a beautiful south facing rear garden. On the first floor there are three good size bedrooms with the master and second bedroom benefitting from wardrobes and built-in cupboards. The third bedroom also has a built-in storage cupboard and the family bathroom has a three piece suite including panelled bath with electric shower over bath. Outside the property there is off-road parking for two vehicles to the front, with a generous front garden. The rear garden has a paved patio area with brick built storage shed. The rest of the garden is mainly laid to lawn with a gate at the rear leading to a pathway, which in turn leads to the garage located within a block.



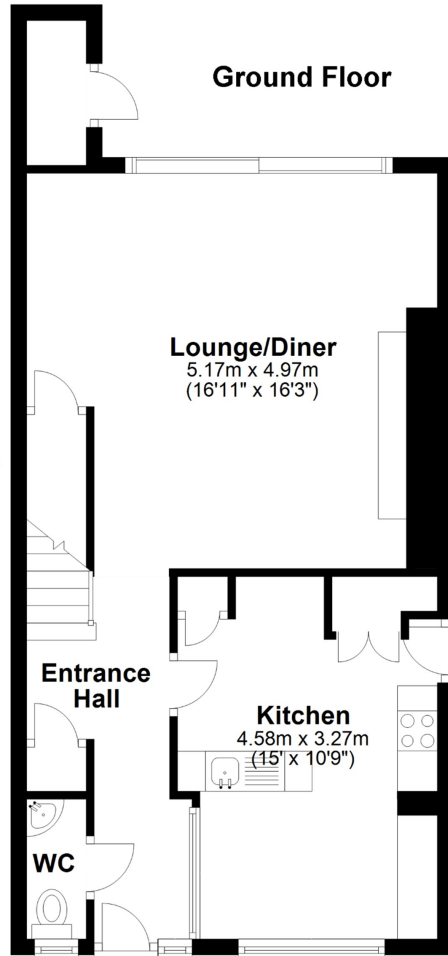


- NO ONWARD CHAIN
- South Facing Garden
- Fitted Kitchen Diner / Breakfast Room
- Ground Floor Cloakroom W/C
- Large Living Room
- Spacious Hallway
- Close To High Street And Station
- Off Road Parking For Two Cars
- Three Good Size Bedrooms
- Huge Potential To Extend Further
- Single Garage Accessed From a service Road To The Rear





### Ground Floor



**Lounge/Diner**  
5.17m x 4.97m  
(16'11" x 16'3")

**Kitchen**  
4.58m x 3.27m  
(15' x 10'9")

**Entrance Hall**

**WC**

**APPROX INTERNAL FLOOR AREA**  
**91 SQ M 980 SQ FT**

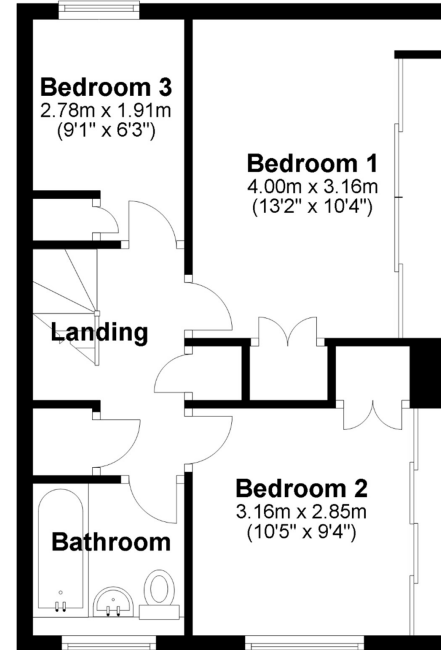
This plan is for layout guidance only and is **NOT TO SCALE**

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



**Bedroom 3**  
2.78m x 1.91m  
(9'1" x 6'3")

**Bedroom 1**  
4.00m x 3.16m  
(13'2" x 10'4")

**Landing**

**Bathroom**

**Bedroom 2**  
3.16m x 2.85m  
(10'5" x 9'4")

Viewing strictly by appointment with The Property Specialists



Making Moving Home  
**Less Stressful**

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