



Abbey Road | Billericay | Guide Price £550,000



Abbey Road

Billericay | Essex | CM12 9NF

GUIDE PRICE £550,000 - £565,000

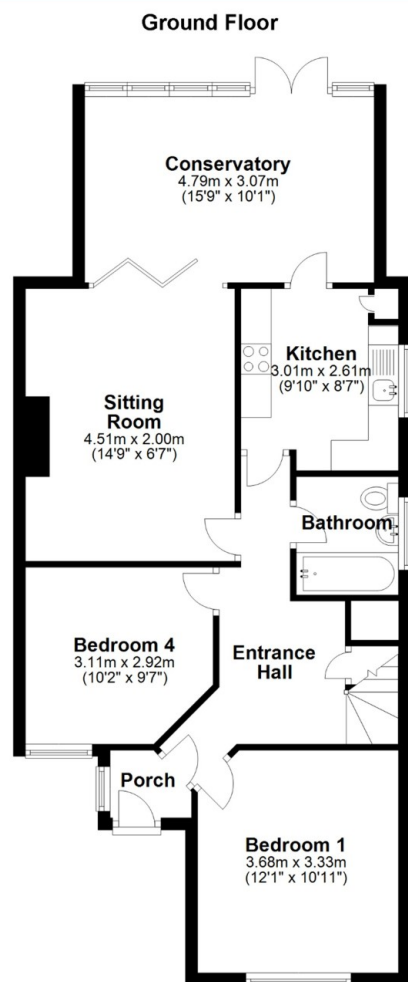
Positioned in a quiet cul-de-sac, within a short walk to Billericay High Street and mainline Train Station, is this well presented four bedroom semi-detached chalet style home. This fantastic property benefits from an impressive loft conversion, which now offers two first floor bedrooms and an extra bathroom, which is in addition to two bedrooms and a bathroom on the ground floor. As well as being within walking distance to the high street, this home also benefits from being within catchment of the highly rated Billericay and Quilters schools. On entering the property, you step into a porch, followed by a light and bright entrance hall which provides under stairs storage and leads to the accommodation, commencing with the first ground floor double bedroom, located at the front of the home. Adjacent to this room is a second ground floor double bedroom boasting wood effect hard flooring. Continuing through the property will lead you to a good size living room, boasting a feature fireplace and internal bi-folding doors leading to a large adjoining conservatory. Also to the rear of the home is a fitted kitchen, comprising of a range of fitted units in a light wood, with plenty of space provided for freestanding appliances. The kitchen also opens up to the large conservatory, which is flooded with natural light and provides a great space for a large dining table and chairs, but is also versatile enough to be a kids playroom if desired. The ground floor accommodation is completed by a fully tiled bathroom comprising of a fitted three piece suite with a shower over a bath. Upstairs, the first floor conversion incorporates a fantastic landing, benefitting from 2 large windows ensuring it is as light and bright as the rest of the home. Led from the landing are two double bedrooms, with the larger of the two benefitting from a set of bespoke built in wardrobes. In addition, the second of these bedrooms is also a good size and boasts a large eves storage cupboard. The accommodation in this delightful home is completed by a modern bathroom, tastefully tiled and comprising of a fitted three piece suite including a large separate shower. Outside and to the rear of the property is a sunny south facing garden. Commencing with a raised decking area, the remainder of the garden steps down to a paved patio and lawn area, with a garden shed providing further storage. A side gate opens to a blocked paved shared access, which will lead you to the front of the home, where you will find a private block paved driveway providing off street parking for at least two vehicles. To fully appreciate the size, location and presentation on offer, a viewing is highly recommended!





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- Four Bedroom Semi-Detached Home
- Quiet Cul-De-Sac Location
- Within Walking Distance of Billericay High Street & Train Station
- Within Catchment & Walking Distance of Billericay & Quilters Schools
- Two Ground Floor & Two First Floor Bedrooms
- Living Room With Feature Fireplace and Internal Bi-Folding Doors
- Fitted Kitchen
- Large Conservatory
- Two Bathrooms With Fitted Three Piece Suites
- South Facing Rear Garden
- Block Paved Driveway For At Least Two Vehicles





APPROX INTERNAL FLOOR AREA
112 SQ M 1205 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		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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