



West Ridge, Billericay, Essex, CM12 9NN  
£550,000



Located in a much sought after cul-de-sac position, just a short walk from Billericay High Street, Billericay and Quilters Schools is this four/five bedroom semi detached chalet style family home. The property as been owned by the family since 1969 and has been sympathetically extended over the years to provide spacious ground and first floor accommodation. The property boasts a well loved and tended rear garden, detached garage and long driveway. Significant potential to modernise and add value in a central location.

- CENTRAL BILLERICAY LOCATION
- FOUR/FIVE BEDROOMS
- LOUNGE AND DINING ROOM
- FIRST FLOOR WC
- OWN DRIVEWAY
- POTENTIAL TO MODERNISE AND ADD VALUE
- LARGE REAR GARDEN
- KITCHEN / BREAKFAST ROOM
- DETACHED GARAGE
- GROUND FLOOR BATHROOM



## **Ground Floor**

### **Entrance Hall**

A UPVC double glazed door opens to the entrance hall. Original parquet floor running throughout and a newly fitted radiator. A door through to the ground floor bathroom, hall also houses a coat cupboard. Wooden balustrade staircase leads to the first floor landing with eaves storage half way up and underneath there is a storage cupboard also.

### **Ground Floor Bathroom**

There is a window to the side elevation, pedestal wash hand basin, WC, panelled bath with hot and cold mixer taps and hand held shower attachment, wall mounted shower unit and a double banked radiator.

### **Bedroom Three**

This room has a wide double glazed window to the front elevation and a radiator.

### **Bedroom Two**

Further window to the front elevation and radiator below. Flat plastered ceiling, built in wardrobe cupboards.

### **Lounge/Diner**

Drawing light from a wide bay window to the rear elevation, providing views of the well appointed rear garden and patio. Serving hatch through to the kitchen, feature fireplace, three decorative wall light points and there is a further double banked radiator.

### **Study/Bedroom Five**

This has a window to the side elevation with a radiator below.

### **Kitchen/Breakfast Room**

Fitted with a range of wooden units comprising numerous cupboards, drawers and eye level wall cabinets. A window and door to the rear elevation, garden and patio. Newly fitted radiator and a further window to the side elevation. Wall mounted boiler unit.

## **First Floor**

### **Landing**

Draws light from a high level window to the side elevation.

### **Master Bedroom**

Bedroom is situated at the front of the property with two wide double glazed windows overlooking the front elevation with double banked radiator beneath. Built in wardrobe cupboards.

### **Bedroom Three**

A good sized and bright bedroom with a window to the rear elevation. The room houses the airing cupboard and hot water cylinder.

### **WC**

Newly fitted flushing WC, wash hand basin and storage cupboard below and a window to the rear elevation.

## **Exterior**

### **Front Garden**

The property is approached by a long driveway with off street parking for several vehicles. The front garden is laid with decorative flower beds. The driveway continues up to the front entrance and further to the detached garage.

### **Rear Garden**

Running along the width of the property at the rear is a paved patio area with steps up to the main lawn. There is access to the side gate and to the detached garage. At the far end of the garden are fruit cages and trees. Feature pond and well stocked shrub and hedge borders.

#### **PROPERTY MISDESCRIPTIONS ACT 1991**

The Agents not tested any apparatus, fixtures and fittings, or services, so cannot verify that they are in working order or fit for the purpose. The buyer is advised to obtain verification from his or her Professional Adviser. References to the Tenure of the property are based on information supplied by the Vendor. The agent has not had sight of the title documents. The buyer is advised to obtain verification from their Solicitor. You are advised to check the availability of any property before travelling any distance to view.