



Western Road | Billericay | £875,000



# Western Road

Billericay | Essex | CM12 9DT



Located on one of Billericay's most sought after roads and within a short stroll of Billericay High Street is this beautifully presented four double bedroom detached house that has a fantastic kitchen family room which is a great space for entertaining. On entering the property you are greeted by spacious hallway leading to a ground floor w/c and good size separate utility room / laundry room. To the front of the house a large living room with feature box bay window; creating a great place to relax, unwind and watch a film. The real delight of this house is the amazing L shape kitchen family room with its beautiful high specification kitchen with an amazing island to sit round and enjoy a glass of wine. There is a huge range of fitted units incorporating integrated appliances. There is a dining and seating area and the rear has huge set of bifold doors opening out onto the stunning garden. On the first floor there is a spacious landing perfect for children to play and there are four great size double bedrooms and three piece family bathroom with shower over the bath, which is in addition to the en-suite shower room. Outside the front drive has ample parking, being set back from the road. The beautiful landscaped rear garden has a variety of mature trees and shrubs. In addition there is a good size side garden offering lots of space for storage and sheds. An internal viewing is strongly advised.



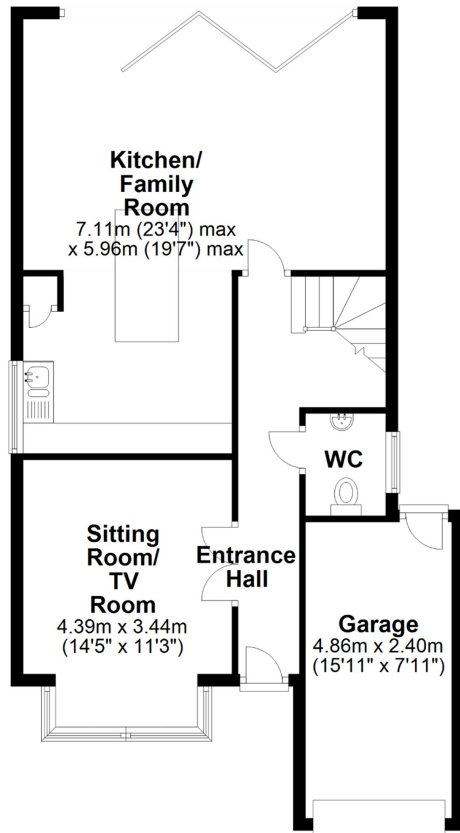


- Prime Location Close To Billericay Station And High Street
- Highly Sought After Road Within The Quilter Schools Catchment
- Entrance Hallway and Ground Floor W/C
- Good Size Living Room With Feature Box Bay Window
- Converted Garage Providing A Good Size Utility Room Plus Storage To The Front Still
- Fantastic L Shape Kitchen Family Room with High Spec Shaker Kitchen Units and a Range of Appliances
- Bi Fold Doors Leading To Secluded Rear Garden
- Four Double Bedrooms With Built In Wardrobes
- En-suite Shower Room And Family Bathroom
- Off Road Parking For Several Cars
- Spacious Landing Area
- An Amazing Landscaped Garden with Lighting and a Variety of Trees and Shrubs

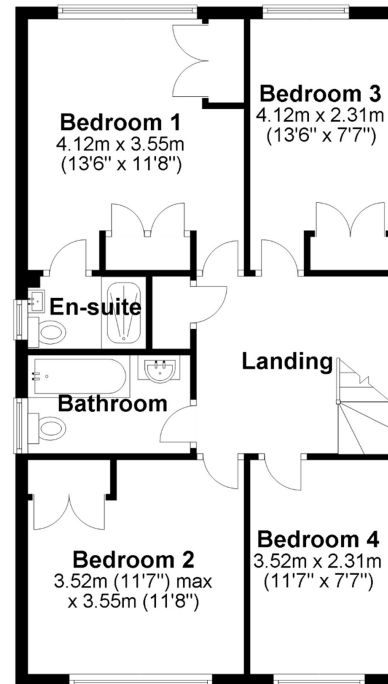




### Ground Floor



### First Floor



**APPROX INTERNAL FLOOR AREA  
126 SQ M 1362 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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