



The Links | Billericay | Guide Price £550,000



The Links

Billericay | Essex | CM12 0EX

Guide Price £550,000- £575,000

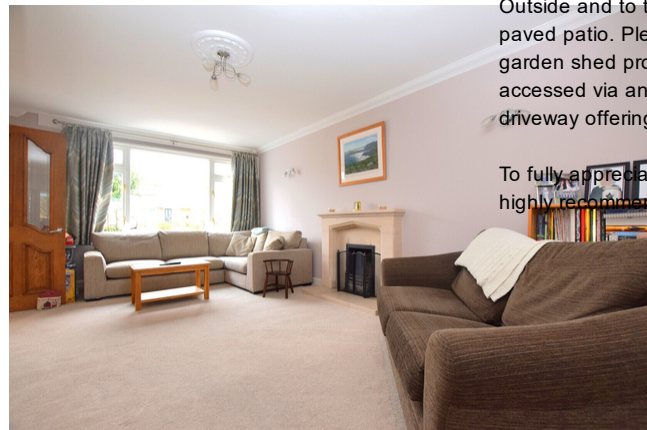
The Property Specialists of Billericay are delighted to offer for sale this very well presented, three-bedroom, link-detached family home. In addition to the fantastic internal presentation, the home benefits from a rear extension, a garage and a block paved driveway providing off street parking, whilst also being positioned in a quiet cul-de-sac within 1.5 miles of Billericay High Street and mainline train station.

On entering the home, you are greeted by a welcoming entrance hall, which in turn leads to a generous, carpeted living room. Here you will find a feature fireplace, a built in storage cupboard and a large window to the front of the property, ensuring this room is filled with plenty of natural light. Internal French doors open into an adjoining separate dining room, where the home has been previously extended. Although this room is currently a dining room, it's versatility would also make the room an ideal playroom/home office. There is a pleasant flow to the ground floor accommodation, guiding you from the dining room into a well-appointed kitchen breakfast room, which also offers space for a dining table and chairs. The kitchen itself comprises of a range of fitted country style units, wood effect worktops, and tasteful country style tiling, with the added benefit of a Rangemaster cooker and plenty of additional space provided for freestanding appliances. The ground floor accommodation is completed by a separate W/C cloakroom, which is led from the hallway.

Upstairs, there are three carpeted bedrooms, with the master being of particularly good size and benefitting from a large set of built in wardrobes. The second bedroom is a good double size room and has a large window overlooking the rear garden. The third bedroom comfortably accommodates a single bed and also benefits from a large built in cupboard. There is an additional storage cupboard on the landing, whilst a large window ensures the upstairs is as light and bright as the rest of the home. The first floor accommodation is completed by a family bathroom, tastefully tiled and comprising of a modern three piece fitted suite with a shower over the bath.

Outside and to the rear of the property, is a well maintained garden which commences with a large paved patio. Plenty of space is provided for garden furniture, with the remainder laid to lawn. A garden shed provides storage, and this is in addition to an attached garage which can be accessed via an external door from the garden. To the front of the property is a large block paved driveway offering off street parking for several vehicles.

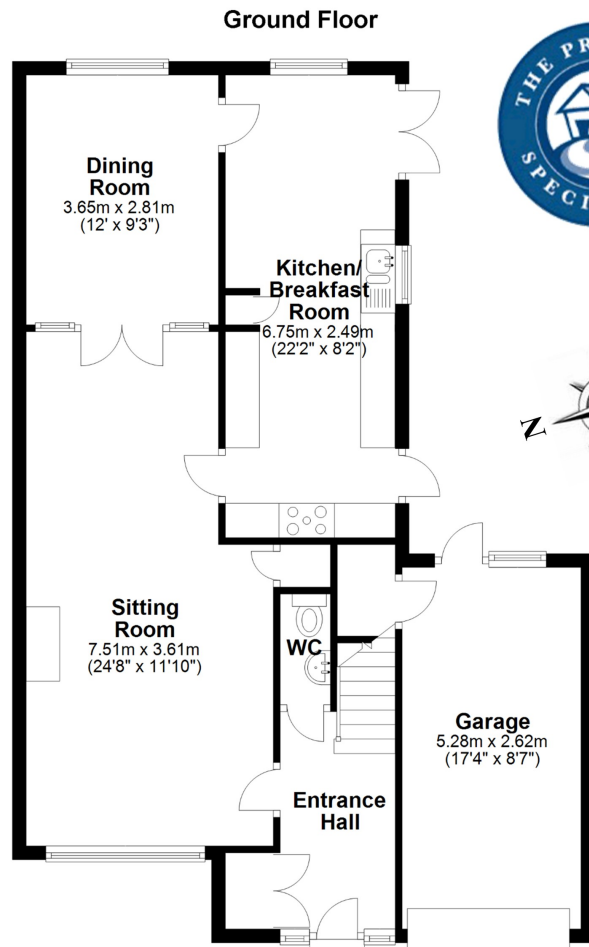
To fully appreciate the size and presentation of accommodation on offer, an internal viewing is highly recommended.





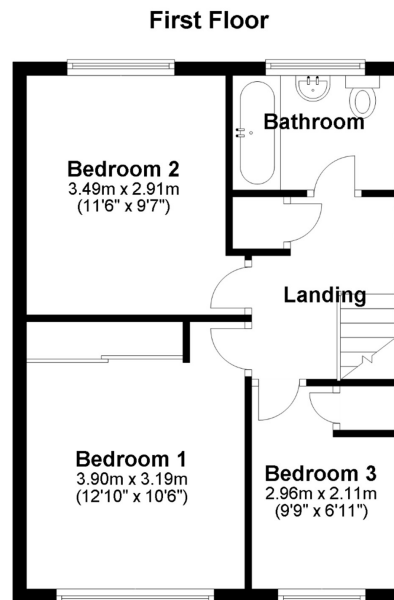
- Three Bedroom Link-Detached Family Home
- Positioned In a Quiet Cul-De-Sac
- Within 1.5 Miles of Billericay Station and High Street
- Previously Extended to The Rear
- Well Presented Throughout
- Country Style Kitchen/Breakfast Room
- Separate Dining Room/Playroom
- Master Bedroom With Built In Wardrobes
- Low Maintenance Rear Garden
- Attached Garage
- Block Paved Driveway For Several Vehicles





**APPROX INTERNAL FLOOR AREA
119 SQ M 1277 SQ FT
INCLUDING GARAGE**

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.
Copyright The Property Specialists



| Energy Efficiency Rating | | |
|---|---------|-------------------------|
| | Current | Potential |
| Very energy efficient - lower running costs | | |
| (92+) A | | |
| (81-91) B | | 82 |
| (69-80) C | | |
| (55-68) D | 62 | |
| (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



Making Moving Home
Less Stressful

135 High Street, Billericay,
Essex, CM12 9AB
Tel: 01277 654446
sales@thepropertyspecialists.co.uk