



Graham Close | Billericay | GUIDE PRICE £650,000



Graham Close

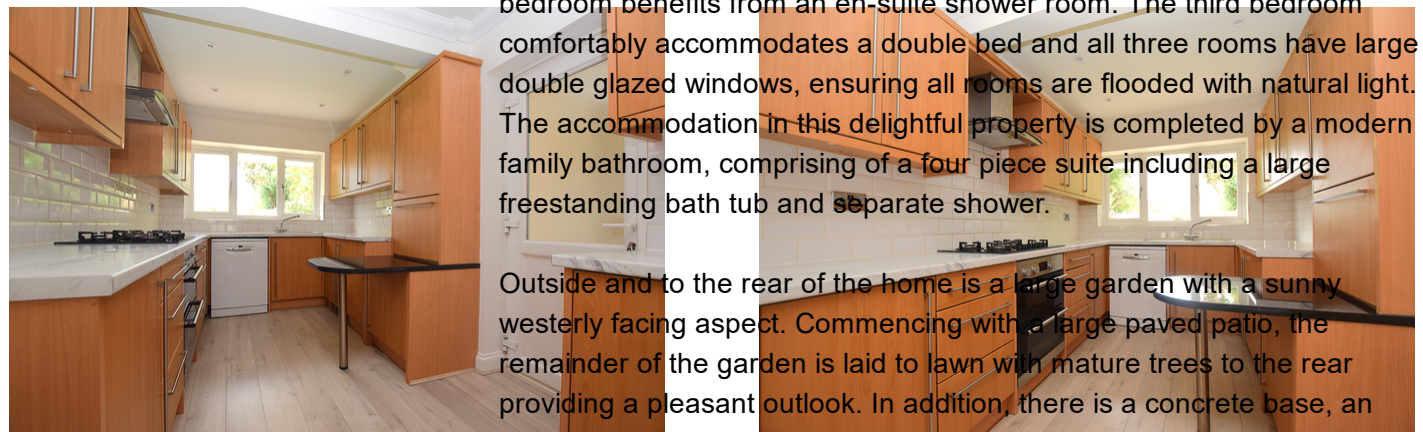
Billericay | Essex | CM12 0QW

CHAIN FREE!! NO ONWARD CHAIN!! Located in a quiet cul-de-sac location on the sought after North side of Billericay, is this beautifully presented four bedroom semi-detached family home, which has been previously extended to create a larger internal accommodation. As a further benefit, the property is conveniently positioned within catchment and walking distance to both Buttsbury and Mayflower schools, as well as within 1.5 miles of Billericay Mainline train station with it's routes to London Liverpool Street.

The internal accommodation is well presented, with brand new carpets to the ground floor reception rooms and first floor bedrooms, as well as freshly painted walls throughout. The ground floor layout comprises of a spacious entrance hall, a large living room/diner with Bi-folding doors overlooking the rear garden, a fitted kitchen with freestanding appliances, a ground floor bedroom and a separate w/c shower room located in an extended part of the home. In addition, there is access to an integral garage, which offers the potential for conversion (STPP)

On the first floor there are three double bedrooms and two bathrooms. The master bedroom is of particularly good size, whilst the second bedroom benefits from an en-suite shower room. The third bedroom comfortably accommodates a double bed and all three rooms have large double glazed windows, ensuring all rooms are flooded with natural light. The accommodation in this delightful property is completed by a modern family bathroom, comprising of a four piece suite including a large freestanding bath tub and separate shower.

Outside and to the rear of the home is a large garden with a sunny westerly facing aspect. Commencing with a large paved patio, the remainder of the garden is laid to lawn with mature trees to the rear providing a pleasant outlook. In addition, there is a concrete base, an ideal spot for an outbuilding/garden games room. Side access will lead you to the front of the home, where you will find a paved driveway



providing off street parking, as well as the potential to be expanded to offer additional parking.

To fully appreciate the size of accommodation on offer, an internal veiwing is highly recommended. Call The Property Specialists now and we will be happy to arrange this for you.

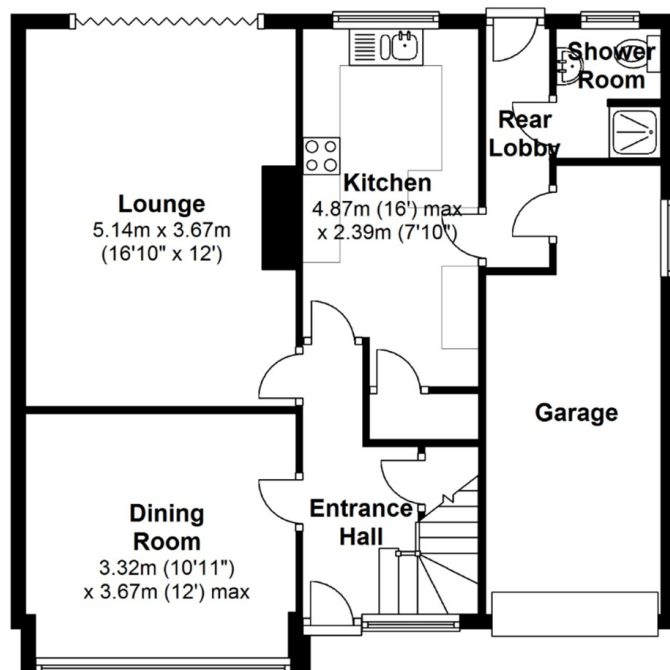


- Guide Price £650,000 - £675,000
- Four Bedroom Semi Detached Family Home
- Within Catchment & Walking Distance of Buttsbury & Mayflower Schools
- Well Presented With New Carpets on Ground Floor and Upstairs Bedrooms
- Fully Fitted Kitchen With Freestanding Appliances
- Previously Extended to Now Offer A Ground Floor Shower Room
- Large Living Room With Bi-Folding Doors
- Three Double Bedrooms on First Floor
- Family Bathroom and En-Suite Bathroom
- Ground Floor Bedroom/Play Room
- Downstairs WC

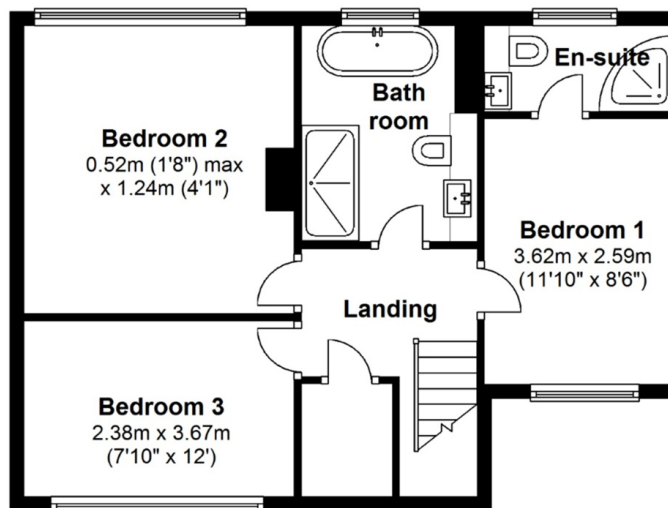




Ground Floor



First Floor



APPROX INTERNAL FLOOR AREA
124 SQ M 1340 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.

Copyright The Property Specialists

Created by
efficient
EPCS & PROPERTY PRESENTATION

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