



Porchester Road | Billericay | OFFERS IN EXCESS OF £615,000



Porchester Road

Billericay | Essex | CM12 0UQ

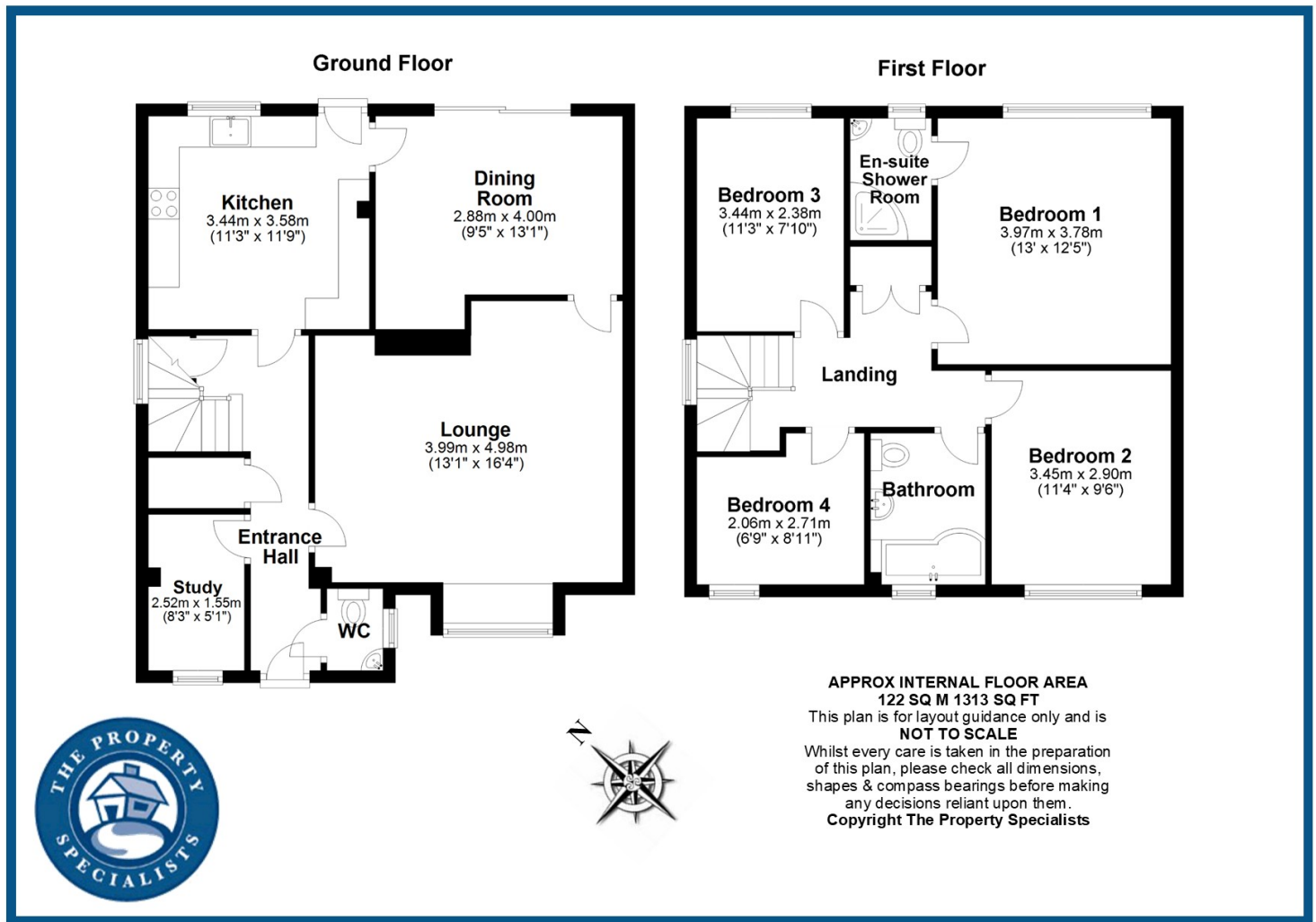
Set within a highly sought-after area of Billericay, this superb four-bedroom, two-bathroom detached family home offers generous living space across three reception rooms, combined with the benefits of a beautiful sunny corner plot. Ideally situated just a short stroll from Billericay Railway Station and High Street, the property boasts excellent links to London Liverpool Street. Together with being in close proximity to reputable local schools including the Mayflower High School catchment and the stunning Lake Meadows Park, perfect for outdoor leisure and family activities, this property is also a stones throw from the local amenities available at Queens Park. Upon entering the property, you are welcomed by a bright and inviting entrance hall that sets the tone for this traditionally laid-out yet spacious home. The ground floor features a convenient cloakroom and a versatile study, ideal for those working from home or alternatively used as a toy room or playroom. The principal reception area is the fantastic-sized living room, complete with a charming feature fireplace, creating a warm and cosy atmosphere for relaxing or entertaining guests. Adjacent to this is a substantial dining room overlooking the rear garden, a perfect space for family meals and social gatherings. The kitchen is well-designed with a range of fully fitted units, providing ample storage and work surface. Its square shape lends itself perfectly to the potential of opening through to the dining room, offering the opportunity to create a large kitchen breakfast area that would suit modern family living and entertaining seamlessly. Upstairs, the accommodation comprises four good-sized bedrooms, with the master bedroom being particularly spacious and benefiting from an ensuite shower room for added privacy and convenience. The remaining three bedrooms offer flexible options for family members or guests and share the modern family bathroom, which serves the household comfortably. Externally, the front garden presents a welcoming aspect to the property, while the rear garden enjoys the advantages of a sunny corner plot, mainly laid to lawn and providing a private and peaceful outdoor space. Off-road parking is available via the driveway leading to a detached garage, completing the practical features of this home. Offered with the advantage of no onward chain, this property represents an excellent opportunity for families or professionals seeking a well-proportioned, characterful home in a prime Billericay location. Internal viewing is highly recommended to fully appreciate the generous size and versatile layout on offer.





- NO ONWARD CHAIN
- Within Short Walking Distance of Billericay Mainline Railway Station
- Buttsbury & Mayflower Schools Catchment Area
- Close To Lake Meadows Park
- Ground Floor Cloakroom
- Separate Dining Room
- Fantastic Size Living Room With Feature Fireplace
- Study / Toy Room
- Fully Fitted Kitchen With Potential To Knock Through To Dining Room
- Four Good Size Bedrooms
- Family Bathroom and Ensuite Shower Room
- Off Road Parking Leading To Detached Garage
- Beautiful Sunny Corner Plot





Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		83
(69-80)	C	72	
(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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