



West Park Avenue | Billericay | £2,750 pcm



West Park Avenue

Billericay | Essex | CM12 9EE

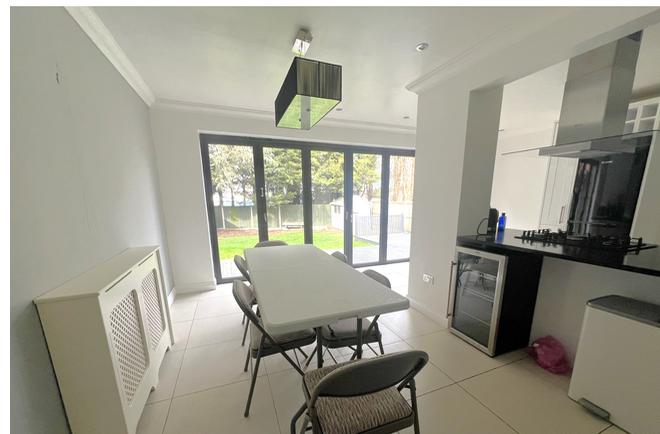
Available Part Furnished or Unfurnished - April 2024

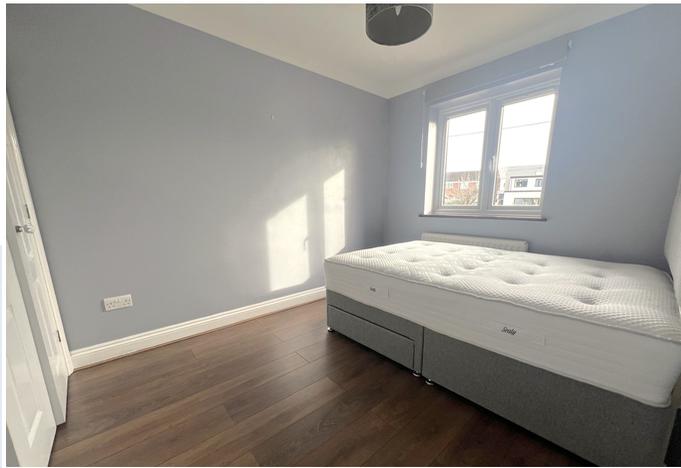
Situated in an exclusive private road, conveniently located within short walk of both Billericay station and High Street is this beautifully presented four double bedroom detached family home. This deceptively large property benefits from three reception rooms, including a large kitchen breakfast room and separate utility room.

On entering the property you are greeted by a good size entrance hall which includes a ground floor cloakroom and W/C. To the front of the house is a good size living room with feature fire place and a feature box bay window recess. The real wow factor is the open plan kitchen breakfast room which has a range of fitted units, integrated appliances and central island. This a fantastic room for entertaining with bi fold doors to the rear leading to a large decked patio and good size rear garden. There is also the added advantage of small study/ ironing room off the kitchen and then a spacious playroom/ office , which leads to the utility room. The garage was converted to provide this accommodation, however there is still front storage space for bikes etc and this also houses the boiler.

On the first floor there are four double bedrooms with plenty of wardrobe storage. The main bedroom boasts a large en-suite shower room with a modern 3 piece suite including an oversized shower cubicle. In addition the family bathroom has a 4 piece suite with bath and a separate shower cubicle.

Outside the property there is off road parking to the front and the rear garden is mainly laid to lawn and has a large L shaped decked patio area.





- Available April
- Walking Distance To Billericay Station And High Street
- En-suite Shower Room And Family Bathroom
- Four Double Bedrooms
- Entrance Hall And Ground Floor Cloakroom
- 3 Reception Rooms
- Open Plan Kitchen Diner / Breakfast Room
- Playroom / Office
- Utility Room
- Living Room With Feature Fireplace
- Ironing Room / Small Study

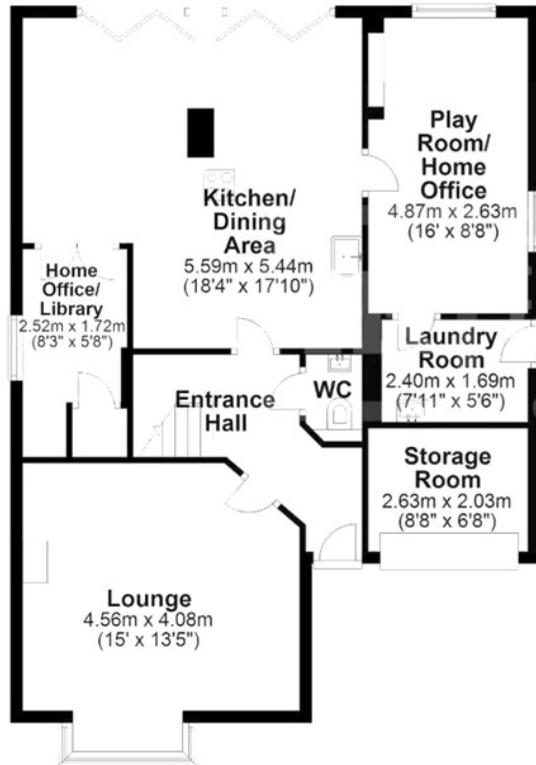


APPROX INTERNAL FLOOR AREA

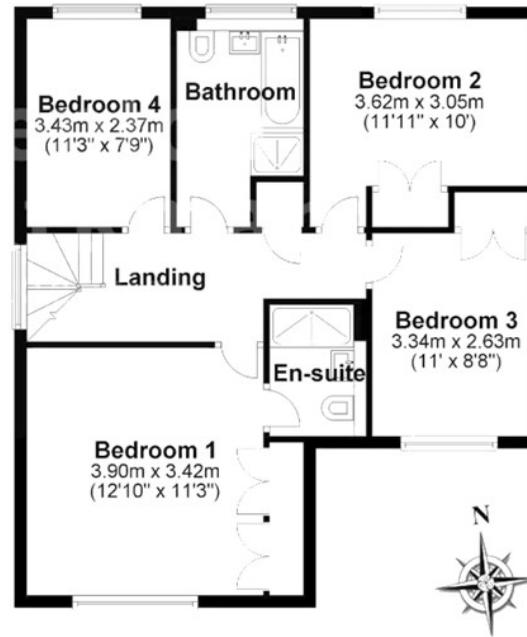
155 SQ M 1673 SQ FT

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.

Ground Floor



First Floor



Viewing strictly by appointment with The Property Specialists



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