



Beaufort Road | Billericay | £900,000



Beaufort Road

Billericay | Essex | CM12 9JL



Situated in one of the most sought-after roads in the area and just a short stroll from Billericay Railway Station and the vibrant High Street, this stunning detached family residence offers an exceptional opportunity to acquire a spacious and versatile home with no onward chain. Boasting four superb bedrooms, three bathrooms, and three generous reception rooms, this property perfectly combines classic charm with modern living requirements. Upon entering, you are welcomed by a large and impressive entrance hallway, complete with a beautiful staircase and galleried cloakroom/WC, ideal for family life and guests. The property features a well-appointed living room with an attractive feature fireplace, creating a warm and inviting atmosphere. Adjoining the living room is a separate dining room, perfect for entertaining and family meals. Alternatively, there is fantastic potential to adapt the layout to suit your lifestyle: the two reception rooms to the rear could easily be combined to create a spacious kitchen/family room, while the current kitchen breakfast room situated to the front could then be repurposed as a lounge, allowing you to position the heart of your home at the rear overlooking the garden. The kitchen breakfast room is bright and airy, ideal for casual dining, and is complemented by a separate utility room that offers practical additional space for laundry and storage needs. There is also a dedicated study, perfect for those working from home or for use as a quiet space for reading or hobbies. The impressive accommodation continues upstairs where you will find four superb bedrooms. The master bedroom benefits from an en-suite bathroom, while bedroom two also enjoys its own shower room, providing added convenience and privacy. These are complemented by a well-appointed family bathroom to serve the remaining bedrooms and family members. Externally, the property boasts an established rear garden measuring approximately 15 metres by 8.5 metres (50 by 28 feet), providing a wonderful outdoor space for children to play, gardening enthusiasts, or entertaining guests in summer months. To the front, there is an own driveway leading to an integral garage, offering secure parking and additional storage options. This home is perfectly placed for families looking for excellent transport links and local amenities while enjoying the benefits of a peaceful and highly desirable road. With enormous potential to tailor the living space to suit your needs, this four-bedroom detached house offers a unique opportunity to create your dream family home in a prime location. Call today to arrange a viewing and appreciate all this delightful property has to offer!

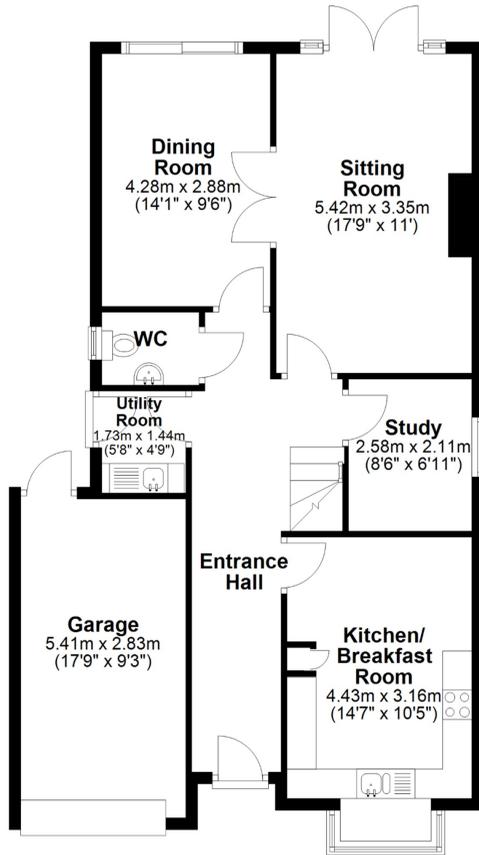




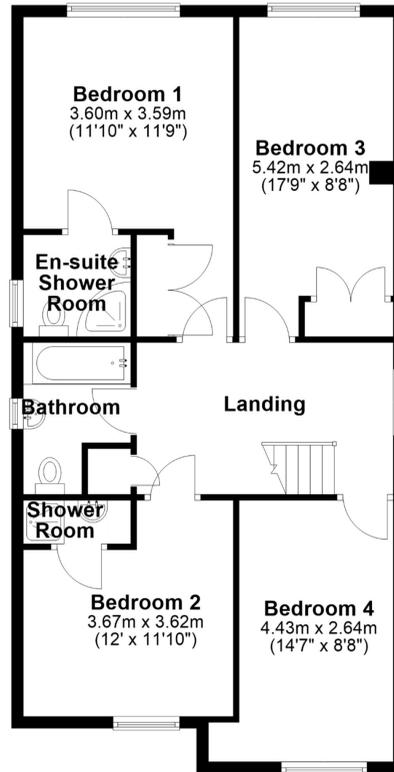
- ****NO ONWARD CHAIN****
- Detached Family Residence
- Four Superb Bedrooms
- Living Room With Feature Fire Place
- Separate Dining Room
- Separate Utility Room
- Study
- Offering Huge Potential
- Family Bathroom And Ensuite To Main Bedroom As Well As A Shower Room To Bedroom Two
- Kitchen Breakfast Room To Front
- Very Sought After Road Close To Both Billericay Railway Station And High Street
- Large Entrance Hallway With Ground Floor Cloakroom / WC
- Beautiful Staircase With Galleried Landing
- Own Driveway Leading To Integral Garage
- Established Rear Garden 15 Metre (50 ft) x 8.5 Metre (28 ft) Rear Garden



Ground Floor



First Floor



APPROX INTERNAL FLOOR AREA
TOTAL 166 SQ M 1780 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.
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Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92+)	A		
(81-91)	B		82
(69-80)	C	73	
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
<i>Not energy efficient - higher running costs</i>			
England, Scotland & Wales		EU Directive 2002/91/EC	

Viewing strictly by appointment with The Property Specialists



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Less Stressful

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