



Anvil Way | Billericay | GUIDE PRICE £850,000





# Anvil Way

Billericay | Essex | CM12 0XY

GUIDE PRICE £850,000 - £875,000

Located in a quiet cul de sac estate on the north side of Billericay, is this beautifully presented four double bedroom detached family home, which has been carefully extended by the owners to provide modern style living, perfect for every family.

On entering the property you are greeted by a light and bright entrance hall with the benefit of a ground floor cloak room W/C. On the ground floor the property boasts a superb open plan kitchen/family room with a variety of unique features which must be viewed to fully appreciate the impressive range of fitted units and built in appliances. This room is a superb room for entertaining and the real delight is the fantastic study area which is perfect for working from home. Also on the ground floor is a fantastic size living room with an amazing open style fireplace and double doors opening out to an additional patio area.

On the first floor the accommodation is split level and boasts four great size bedrooms, which is additional to an amazing loft room / hobbies room with eaves storage. The main bedroom has a unique feel with a split level en-suite which it gives it real character and this is addition to the family bathroom.

Outside the property you will find a blocked paved driveway to the front and a neat front garden which leads to a double garage. The owners converted part of the garage to provide an amazing utility room which has been carefully thought out. The rear garden has been landscaped to provide some great well-defined areas and boasts a range of mature trees and shrubs.

An internal viewing is strongly advised to fully appreciate the size and space on offer.

The owners originally purchased the property over 40 years ago and have enjoyed living there and have said they have lovely neighbours. They have now decided to downsize to a brand new bungalow and are offering a NO ONWARD CHAIN.



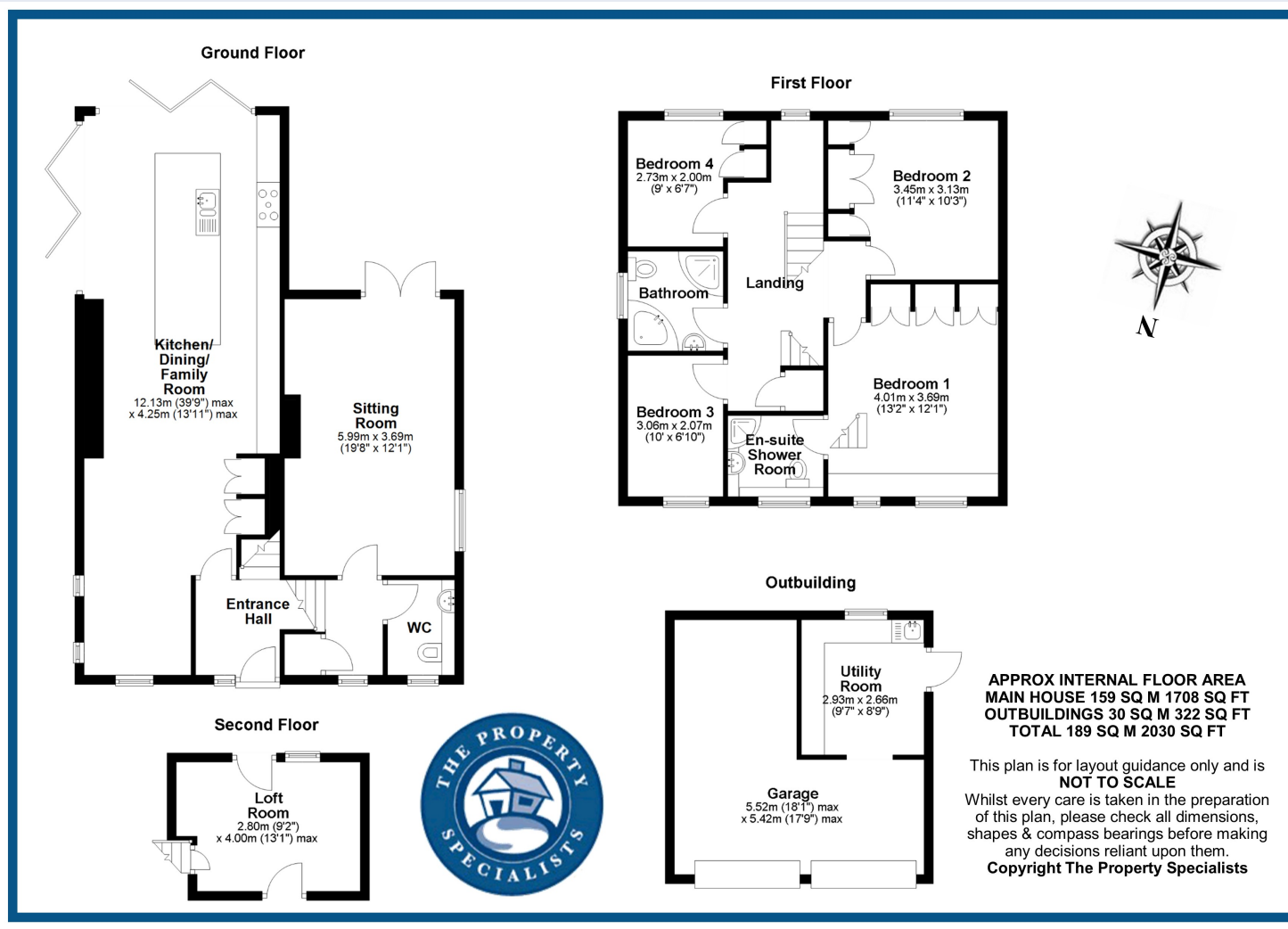




- GUIDE PRICE £850,000 - £875,000
- Detached Family Residence
- NO ONWARD CHAIN
- Ground Floor Cloakroom W/C
- Extensive Cat 5e & 6 Wiring Throughout The Property
- Amazing Open Plan Living
- Good Size Living room With Open Sytle Fireplace
- Light And Bright Study Area
- Four Good Size Bedrooms
- En-suite To Master Bedroom
- Four Piece Family Bathroom Suite
- Secluded Rear and Side Gardens
- Part Converted Double Garage Providing Large Utility Room







Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>	72	77
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
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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