



119 Perry Street, Billericay, Essex, CM12 0NH

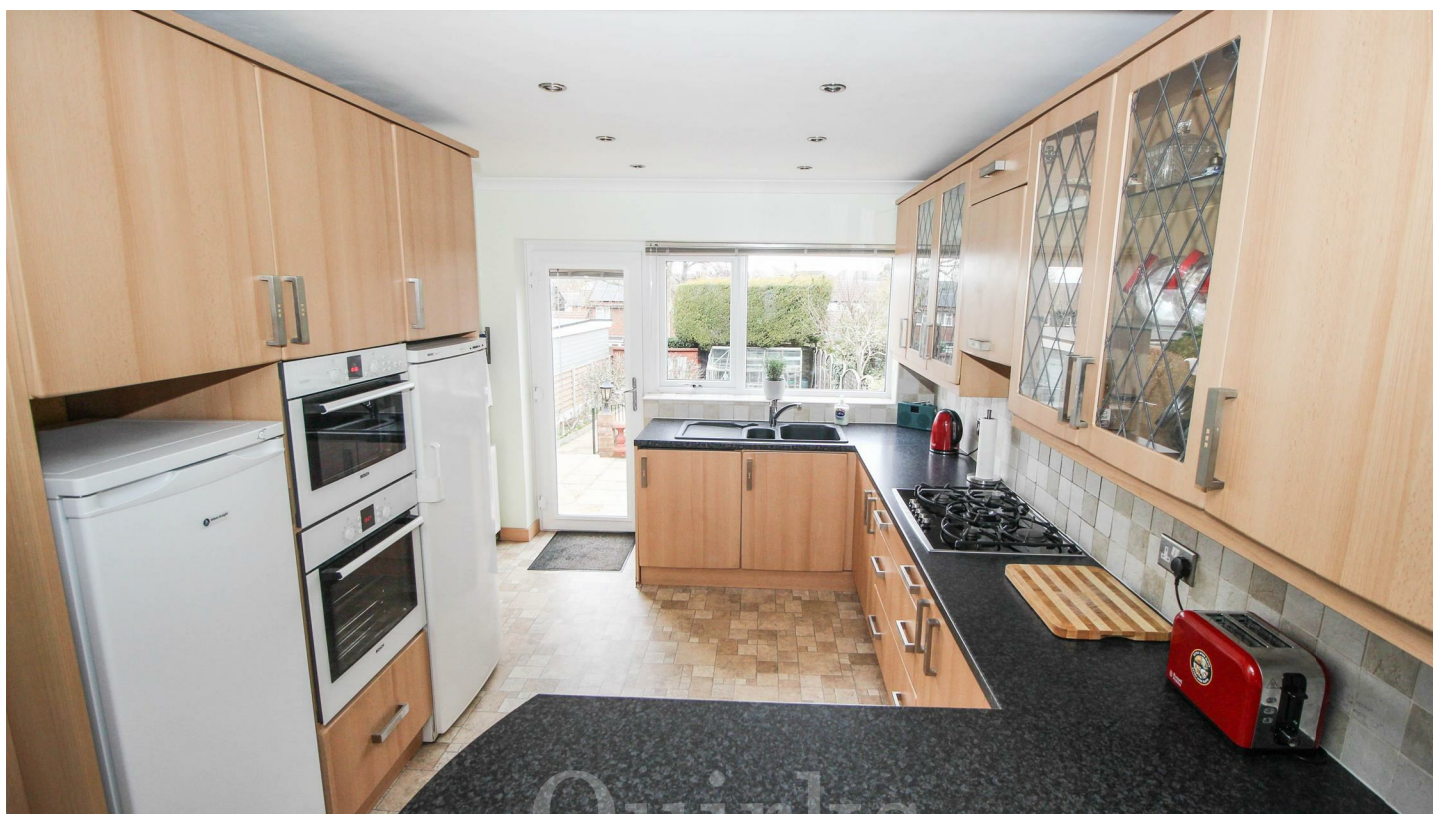
Asking Price £475,000

- AN EXCITING OPPORTUNITY
- SOUGHT AFTER LOCATION
- THREE BEDROOMS
- SEPARATE DINING AREA
- APPROXIMATELY 70' REAR GARDEN
- EXTENDED TO REAR
- NO ONWARD CHAIN
- 17' LOUNGE
- FITTED KITCHEN
- OWN DRIVE TO GARAGE

A PERFECT OPPORTUNITY TO CREATE A BESPOKE FAMILY HOME, THIS EXTENDED THREE BEDROOM SEMI-DETACHED HOUSE IN SOUGHT AFTER LOCATION. Ideally placed for all local amenities and within easy walking distance of the High Street, Station, Lake Meadows Park, Buttsbury and Mayflower schools. Once inside the spacious entrance hall, stairs with a glass balustrade and useful storage cupboard under rise to the first floor. The ground floor cloakroom is tiled with a wash hand basin and low level W.C. Having the benefit of a rear extension, the property now boasts a good size lounge with three double glazed windows to the side and patio doors leading onto the rear garden, providing plenty of natural light. The ground floor is completed with a separate dining area, leading into the fitted kitchen, having eye and base level units incorporating a one and a half bowl sink unit with mixer tap, integrated Bosch combination microwave, oven and grill, second electric oven, Neff five ring gas hob and space for fridge/freezer and washing machine. A double glazed window and door lead onto the rear garden from the kitchen. On the first floor, there are three good sized bedrooms, all with double glazed windows and fitted wardrobes to the second bedroom. The refitted bathroom boasts a separate shower cubicle, panelled bath, vanity wash hand basin and low level W.C. Externally the property offers a large frontage, which is approached via a long driveway, providing off road parking for four cars and leading to the garage with up and over door. The front garden is mostly laid to lawn and a side gate leads into the landscaped rear garden, measuring approximately 70' in length. Commencing with a large paved patio, ideal for entertaining with steps leading down to a lawned area, with garden shed having power connected and greenhouse to the back of the garden.



Council Tax Band:



ENTRANCE HALL

9'7" x 9'3"

GROUND FLOOR CLOAKROOM

LOUNGE

17'0" x 10'11"

DINING AREA

13'10" x 9'7"

FITTED KITCHEN

10'11" x 9'8"

BEDROOM ONE

12'7" x 10'4"

BEDROOM TWO

12'1" x 10'2"

BEDROOM THREE

9'4" x 7'1"

REAR GARDEN

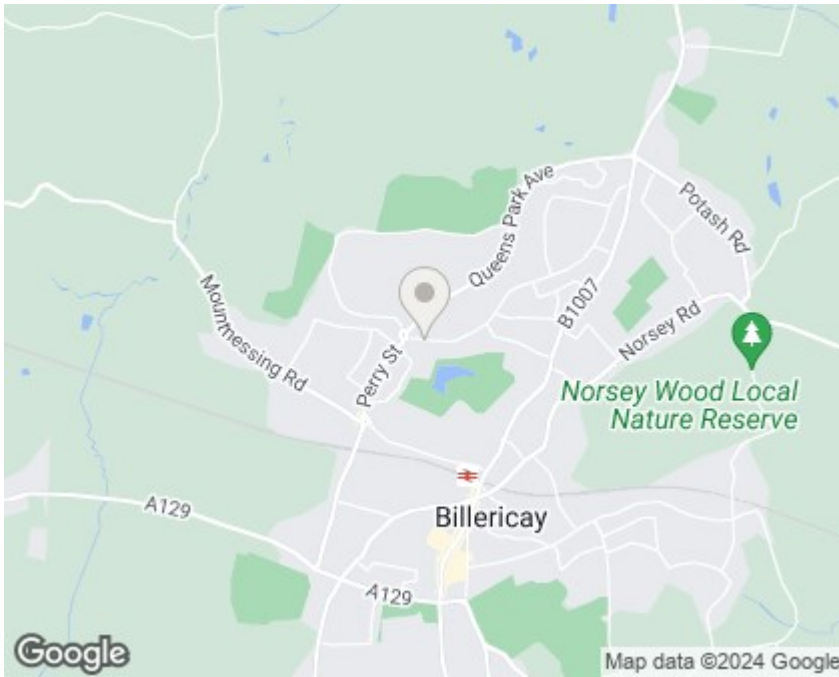
7'0"

ATTACHED GARAGE

NO ONWARD CHAIN

COUNCIL TAX BAND D





Viewings

Viewings by arrangement only. Call 01277 626 541 to make an appointment.

EPC Rating:

D

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			78
(69-80) C			
(55-68) D		56	
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

Ground Floor
Area: 74.5 m² ... 802 ft²



1st Floor
Area: 45.2 m² ... 486 ft²



AIW Energy Assessors Limited
Energy Performance Certificates - Floor Plans
T: 01545 443215 | 0203 638461 | E: info@aiwenergy.co.uk

Total Area: 119.7 m² ... 1288 ft²

Whilst every effort has been made to ensure accuracy, measurements of doors, windows and other items are approximate and no responsibility is taken for any error, omission or mis statement. This plan is for illustrative purposes and so only be used as such.