



## 167 Perry Street, Billericay, CM12 0NU

**GUIDE PRICE £525,000**

- BUTTSBURY / MAYFLOWER AREA OF BILLERICAY
- FOUR BEDROOMS - ONE HAVING A BALCONY WITH EXTENSIVE VIEWS
- REFITTED KITCHEN WITH APPLIANCES
- REFITTED BATHROOM
- GOOD SIZED REAR GARDEN
- JUST 0.2 MILES TO BUTTSBURY SCHOOL & LAKE MEADOWS
- GROUND FLOOR CLOAKROOM
- SPACIOUS LOUNGE / DINER
- PARKING FOR TWO CARS, PLUS GARAGE
- 0.7 MILES TO MAINLINE TRAIN STATION

LOCATED 0.2 MILES TO BUTTSBURY SCHOOLS AND LAKE MEADOWS PARK AND JUST 0.7 MILES TO BILLERICAY MAINLINE RAILWAY STATION & HIGH STREET. A double glazed entrance door leads you into the spacious entrance hall, which the vendors use at one end as a handy work space, ideal for home working, laminate flooring and stairs to first floor with cupboard under. The modern refitted kitchen has white eye and base level units with work surface over incorporating a ceramic sink unit with mixer tap, built in electric oven with four ring gas hob and extractor fan over, integrated fridge/freezer, space for washing machine and tumble dryer, cupboard housing combination boiler, tiled splash backs and smooth ceiling with downlighters. Across the back of the property is the good sized lounge / diner with double glazed window and door onto the rear garden, covered cornice to ceiling and radiator. On the first floor are three bedrooms, all with double glazed window, radiator and carpet. A refitted bathroom suite consists of panelled bath with shower over, vanity wash hand basin, low level W.C, smooth ceiling with downlighters, heated towel rail and half tiled walls. A loft conversion houses another large bedroom with Velux window to front and double doors onto a Balcony affording expansive views to the rear. Externally there is parking for two vehicles at the front of the property and a shared drive leading to a detached garage. Measuring in excess of 75' the rear garden commences with a paved patio with the remainder being mostly lawned. There is also a 14'9" x 8'6" Summerhouse, which can be used for playing, working and relaxing and has been fitted with light and plug sockets.



Council Tax Band: D



**ENTRANCE HALL**

17' x 5'10"

**GROUND FLOOR CLOAKROOM**

**REFITTED KITCHEN**

10'112 x 7'9"

**LOUNGE / DINER**

17'7" x 17'3" maximum

**BEDROOM FOUR (WITH BALCONY)**

16' x 14'9"

**BEDROOM ONE**

13'8"x 9'10"

**BEDROOM TWO**

12'7" x 10'11"

**BEDROOM THREE**

8'6 x 7'

**REFITTED BATHROOM**

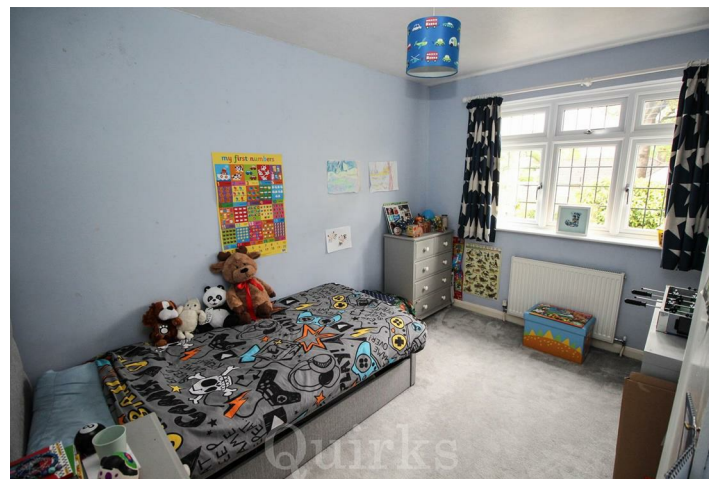
8'1" x 5'4"

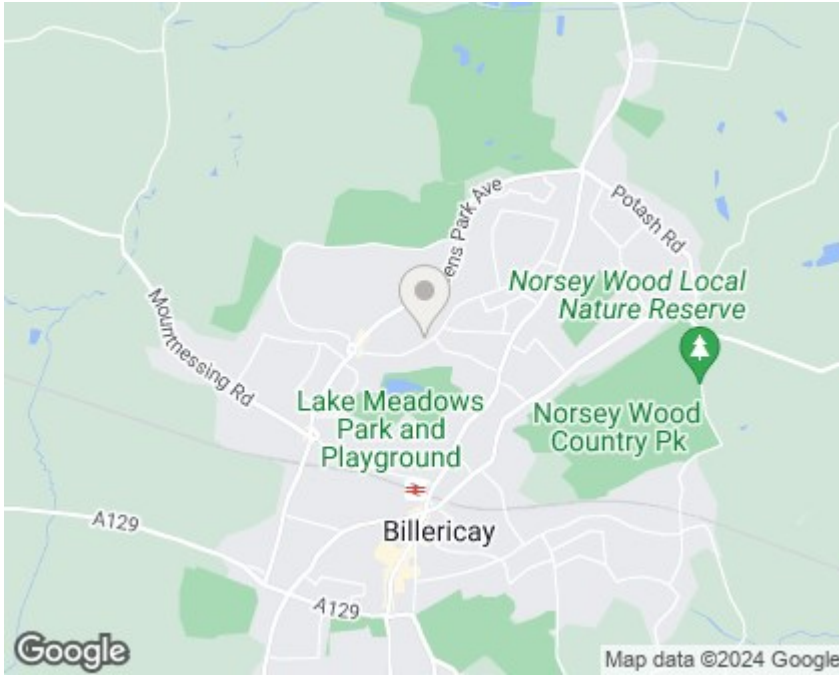
**GARAGE**

**OFF ROAD PARKING TO THE FRONT**

**REAR GARDEN**

in excess of 75'





## 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			83
(69-80) C			
(55-68) D		63	
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

## First Floor

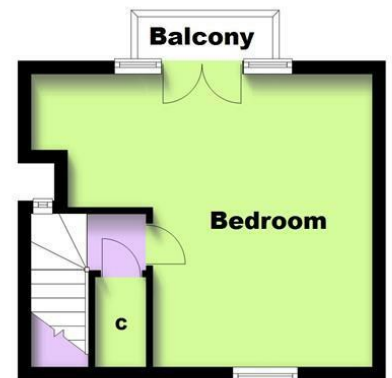
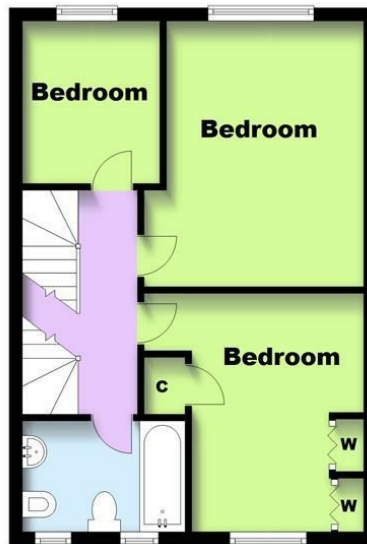
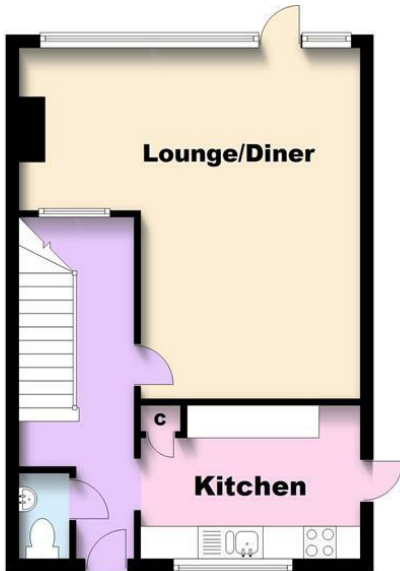
Approx. 41.3 sq. metres (444.1 sq. feet)

## Ground Floor

Approx. 41.3 sq. metres (444.1 sq. feet)

## Second Floor

Approx. 23.1 sq. metres (248.8 sq. feet)



**Total area: approx. 105.6 sq. metres (1137.0 sq. feet)**

Whilst every attempt has been made to ensure the accuracy of the floor plan, measurement of doors, windows and any other item are approximate and no responsibility is taken for any error, omission or mistatement. This plan is for illustrative purposes and only should be used as such.

Plan produced using PlanUp.