



283A Perry Street, Billericay, CM12 0RB

Guide Price £525,000

- NO ONWARD CHAIN
- WEST FACING REAR GARDEN
- MODERN BATH / SHOWER ROOM
- STUDY / DINING ROOM
- DRIVEWAY FOR THREE CARS
- GARAGE WITH ELECTRIC DOOR
- FOUR BEDROOMS
- SPACIOUS ENTRANCE HALLWAY
- BUTTSBURY / MAYFLOWER AREA
- FITTED WARDROBES TO BEDROOM ONE

Offered for sale with NO ONWARD CHAIN, is this spacious four bedroom semi-detached family home, situated in a quiet and sought after location, within walking distance to Buttsbury & Mayflower in North Billericay. Originally built in 1968 by T.W Stanford & Sons, this property has been in the same family ownership since and offers a great opportunity for families to move into this extremely popular area, near to Lake Meadows Park, Stock Brook Manor Country Club, convenience shops and highly regarded Schools. Set back from the road with an extensive block paved driveway, there is comfortably space for three cars, the garage is integral and has an electric up & over door, this extensive storage space gives potential to create further accommodation if required (subject to building regulation approval). The entrance hallway is an excellent size, leading to the study / dining room and living room, which has double glazed French doors, leading to the West facing rear garden. The kitchen / breakfast room, enjoys a dual aspect with side door access, a range of wall and base level units, sink/drain, free standing oven to remain and spaces for further appliances. To the first floor are four double bedrooms, bedroom one overlooks the rear garden with fitted wardrobes. The modern family bathroom is fully tiled, with both a bath and separate shower cubicle, chrome heated towel rail, W.C and pedestal wash hand basin. Externally, the rear garden measures approximately 35ft in depth, with a paved patio, the rest laid to lawn with flower & shrub beds, side gate access and greenhouse to remain.



Council Tax Band: D



ENTRANCE HALLWAY

16'7 x 5'10

GROUND FLOOR W.C

4'9 x 3'7

STUDY / DINING ROOM

10'7 x 8'2

LIVING ROOM

15'3 x 14'5

KITCHEN / BREAKFAST ROOM

14'5 x 7'10

FIRST FLOOR LANDING

8'2 x 5'8 reducing to 2'8

BEDROOM ONE

12'3 x 11'2

BEDROOM TWO

11'1 x 8'11 reducing to 7'9

BEDROOM THREE

11'0 x 7'11 reducing to 7'0

BEDROOM FOUR

10'0 x 8'2

MODERN FAMILY BATHROOM

7'11 x 6'0 reducing to 4'8

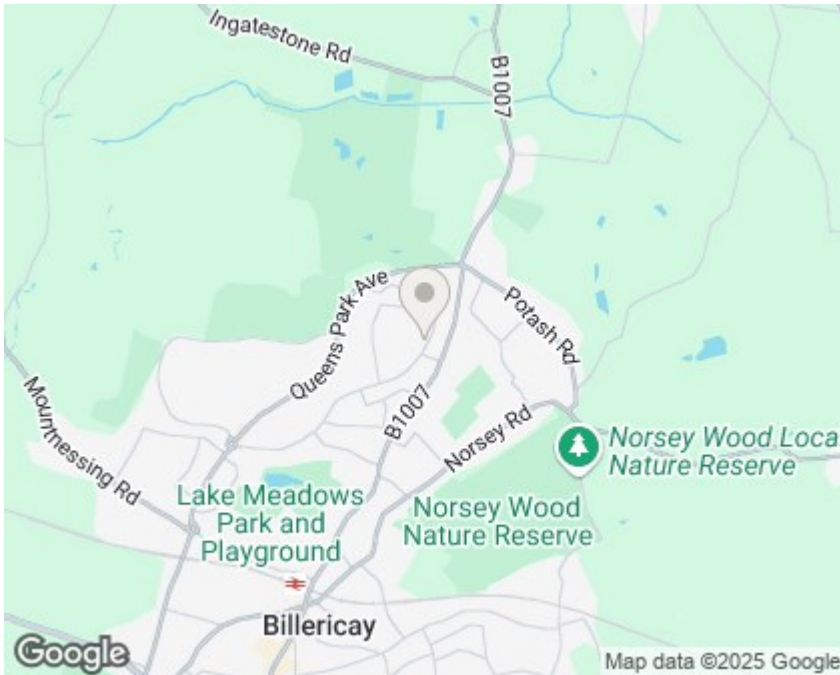
WEST FACING REAR GARDEN 35FT

GARAGE WITH AUTOMATIC DOOR

17'3 x 7'10

BLOCK PAVED DRIVEWAY FOR SEVERAL VEHICLES





Viewings

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

EPC Rating:

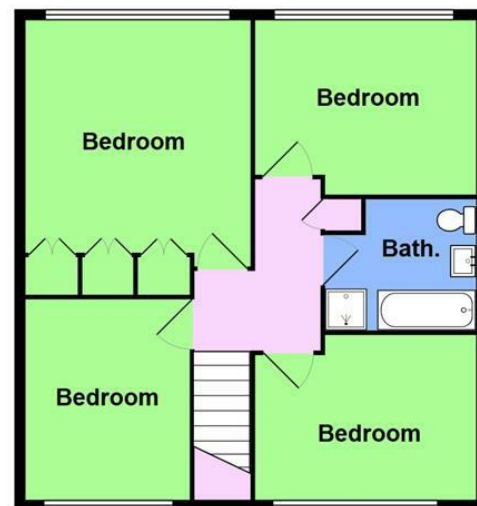
D

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		84
(69-80) C		
(55-68) D	62	
(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: 64.5 m² ... 694 ft²



1st Floor
Area: 50.2 m² ... 540 ft²



Total Area: 114.7 m² ... 1234 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.



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