



27 Belgrave Road, Billericay, CM12 0TX

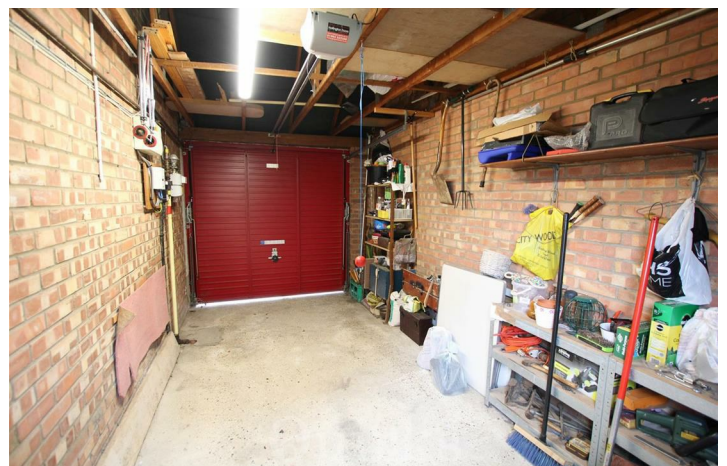
Asking Price £550,000

- FOUR BEDROOMS
- EN-SUITE, BATHROOM & W.C
- CLOSE PROXIMITY TO LAKE MEADOWS
- QUIET LOCATION, IN THE QUEENS PARK AREA
- LIVING ROOM & DINING ROOM
- SCOPE TO EXTEND (STPP)
- GARAGE & DRIVEWAY
- NEARBY SCHOOLS & SHOPS
- CORNER PLOT
- EARLY VIEWING ADVISED

Occupying a corner plot in a quiet side turning on the popular Queens Park Development, is this well presented, four bedroom link-detached family home. The property offers extensive off road parking to the front, with a block paved driveway in addition to the garage, with electric up and over door and eaves storage space. The accommodation includes an entrance porch, fully tiled ground floor W.C, spacious hallway with built-in storage, naturally light living room with feature gas fireplace, opening to the dining room, which overlooks the secluded rear garden. The integrated kitchen includes a range of wall and base level units, cupboard housing the Vaillant gas boiler, Neff electric hob, oven, grill and dishwasher, Bosch fridge / freezer, space for washing machine, sink / drainer, serving hatch and door access to rear garden. The first floor landing has access to the loft and built-in airing cupboard housing the hot water tank. The family bathroom is an excellent size, modern and fully tiled bathroom with four piece suite, including bath with shower above. Bedroom one has a range of fitted wardrobes, dressing table and matching bedside units, the en-suite benefits from a fully tiled modern white suite. Ideally located for both commuters, with Billericay Railway Station being just a 0.7 mile walk via Lake Meadows Park and families have both Brightside and Buttsbury schools in close proximity, as well as convenience shops at The Pantiles and recently opened Aldi supermarket.



Council Tax Band: E



ENTRANCE PORCH

5'6 x 4'0

GROUND FLOOR W.C

5'5 x 3'7

ENTRANCE HALLWAY

12'2 x 6'1

KITCHEN

11'10 x 10'9

LIVING ROOM

16'4 x 12'9

DINING ROOM

10'6 x 10'0

FIRST FLOOR LANDING

14'4 x 5'11 reducing to 2'10

BEDROOM ONE

13'7 x 12'0

EN-SUITE SHOWER ROOM

6'11 reducing to 4'5 x 4'7

BEDROOM TWO

11'4 x 8'6

BEDROOM THREE

8'1 x 7'5

BEDROOM FOUR

8'1 x 6'6

FAMILY BATHROOM

9'1 x 6'7 reducing to 4'7

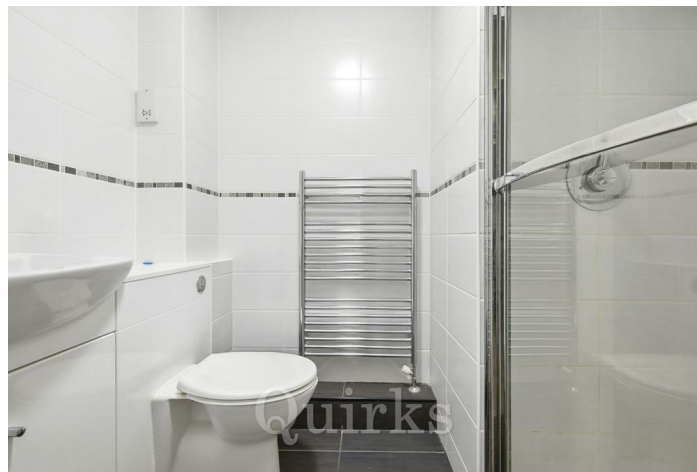
REAR GARDEN

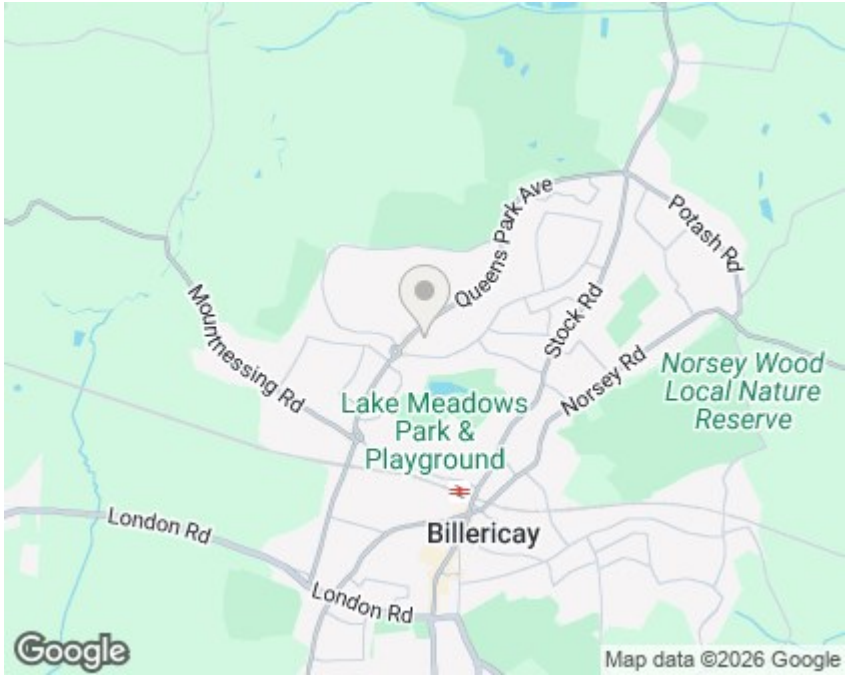
35 x 20

ATTACHED GARAGE

17'1 x 8'7

OWN DRIVEWAY





Viewings

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

EPC Rating:

D

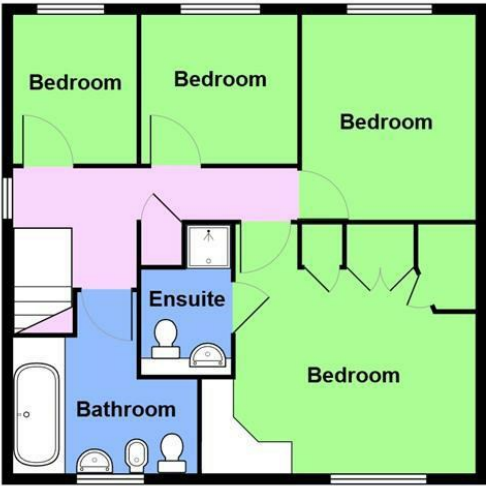
Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		83
(69-80) C		
(55-68) D	63	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC



Ground Floor
Area: 66.1 m² ... 712 ft²



1st Floor
Area: 47.5 m² ... 512 ft²



Total Area: 113.6 m² ... 1223 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.



AIW Energy Assessors Limited
Energy Performance Certificates - Floor Plans
T: 01245 445215, 01276 288408 E: ianwillough@hotmail.co.uk