



## 6 Westbourne Gardens, Billericay, Essex, CM12 0UU

Offers In Excess Of £425,000

- THREE BEDROOMS
- TWO RECEPTION ROOMS
- TWO BATHROOMS
- SOUTH FACING GARDEN
- PARKING
- END OF TERRACE
- MODERN EXTENDED KITCHEN
- SOUGHT AFTER LOCATION
- GARAGE
- NO ONWARD CHAIN

Located in a quiet and popular cul-de-sac, this three-bedroom end of terrace house is within walking distance of the highly regarded Buttsbury School, the local park, and Billericay Station, making it an ideal choice for families and commuters alike. The property has been extended to include a stunning modern kitchen with integrated appliances and sleek sliding doors leading out to the garden, perfect for entertaining and family living. The accommodation is well balanced throughout, featuring two reception rooms, a convenient downstairs shower room, and three good-sized bedrooms. While the upstairs bathroom offers a more traditional style, the rest of the home is well presented and neutrally decorated, providing an excellent opportunity for buyers to add their own personal touch. Outside, the unoverlooked rear garden extends to the side, creating a lovely space for relaxing or entertaining. There is also an attractive front garden, and a garage located in a nearby block offers convenient parking or storage. Offered with no onward chain, this property combines a great location with stylish living and fantastic potential. Early viewing is highly recommended.

 3  2  2  C

Council Tax Band: C



Entrance Hall  
6'9 x 4'6

Lounge  
15'9 x 11'1

Family Room  
10'1 x 8'9

Shower Room  
7'1 x 6'7

Inner Hall  
6'5 x 3'8

Kitchen  
18'1 x 10'6

Landing  
9'6 x 6'3

Bedroom One  
12'0 x 11'2

Bedroom Two  
10'3 x 9'3

Bedroom Three  
7'9 x 6'5

Bathroom  
6'9 x 6'2

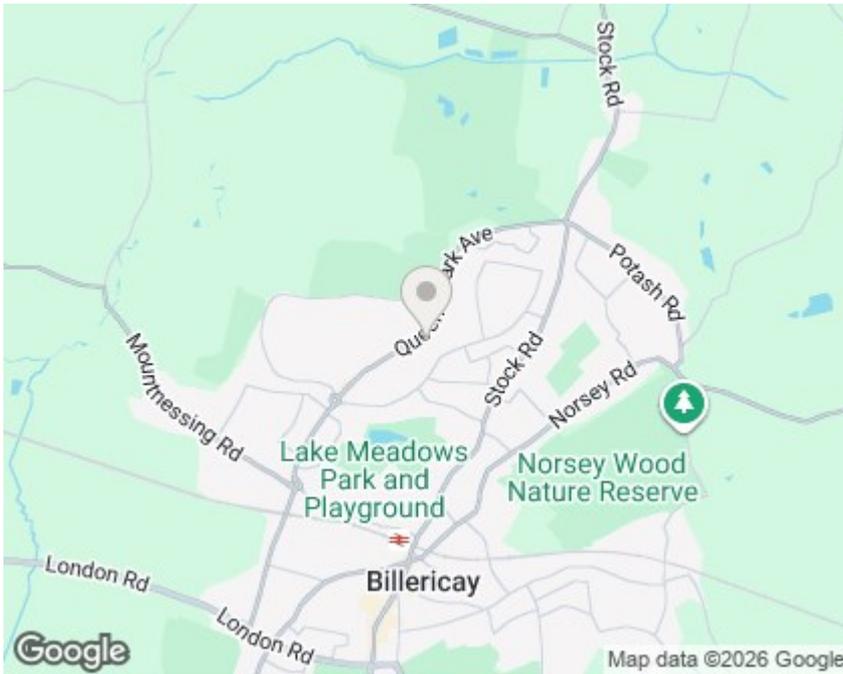
Garden

South Facing

Garage

In Block





## Viewings

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

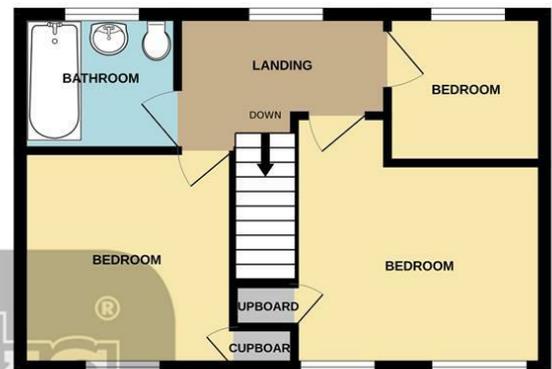
## EPC Rating:

C

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C		72	84
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

GROUND FLOOR

1ST FLOOR



This floor plan is for illustrative purposes only. All representations including measurements, doors, windows and fixtures are approximate and NOT TO SCALE. The total floor area includes all floor space associated with the property including garages and outbuildings as depicted. No appliances or services are confirmed as included or tested.  
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