



**86 Western Road, Billericay, CM12 9DT**

**Guide Price £815,000**

- FOUR BEDROOMS
- SOUGHT AFTER LOCATION
- GARAGE
- TWO RECEPTION ROOMS
- NO ONWARD CHAIN
- DETACHED HOUSE
- IN NEED OF MODERNISATION
- UNOVERLOOKED GARDEN
- ENSUITE TO MASTER BEDROOM
- DRIVEWAY FOR 3 CARS

Positioned in a desirable part of Billericay, this four-bedroom detached house offers generous accommodation and endless potential for improvement. The property is ideally located for families, falling within the popular Quilters Infants & Junior and Billericay Senior School catchment areas, and is just a short walk from Billericay High Street and Railway Station with direct links into London Liverpool Street. The ground floor comprises an entrance hall, a well-proportioned lounge leading into a conservatory overlooking the rear garden, a fitted kitchen, separate dining room and a downstairs cloakroom. To the first floor, there are four good-sized bedrooms, including a master bedroom with an ensuite shower room, and a family bathroom. Externally, the property enjoys a good-sized rear garden offering plenty of space for outdoor entertaining and potential for landscaping. There is also off-street parking and a garage with rear access door. While the property would benefit from modernisation throughout, it provides an excellent opportunity to update and extend (subject to planning permission) to suit individual tastes and needs. Early viewing is highly recommended to appreciate the potential and location of this fantastic family home.



Council Tax Band: F



Entrance Hall

W.C / Utility Room

Dining Room

11'8 x 11'3

Kitchen

11'3 x 9'10

Living Room

19'9 x 14'4

Conservatory

11'3 x 9'5

Landing

Bedroom One

14'3 x 11'3

Ensuite

Bedroom Two

11'6 x 11'3

Bedroom Three

14'4 x 7'11

Bedroom Four

11'6 x 7'11

Bathroom

8'2 x 5'6

Garage

15'9 x 7'10

Garden





## 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		
(69-80)	C		
(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



Total area: approx. 151.4 sq. metres (1629.3 sq. feet)

All measurements have been taken as a guide to prospective buyers only and are not precise. This plan is for illustrative purposes only and no responsibility for any error, omission or misstatement. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given. Measurements may have been taken from the widest area and may include wardrobe/cupboard space. No guarantee is given to any measurements including total areas. Buyers are advised to take their own measurements.

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