



## 38 Beaufort Road, Billericay, CM12 9JL

Asking Price £850,000

- PLANNING PASSED FOR FRONT & SIDE EXTENSIONS
- OPTION TO ADD UTILITY AND FIFTH BEDROOM
- NEW BOILER AND CONSUMER UNIT
- IN NEED OF MODERNISATION / RENOVATION
- NEARBY HIGH STREET & MAINLINE STATION
- NO ONWARD CHAIN
- 24FT LIVING ROOM WITH BAY WINDOW
- RE-WIRED LIGHTING THROUGHOUT
- FOUR BEDROOM DETACHED FAMILY HOME
- SOUGHT AFTER ROAD IN QUILTERS AREA

\* NO ONWARD CHAIN \* Rarely available in such a desirable location, this four bedroom detached family home, would make a fantastic project with planning consent already passed in July 2025, to create an open plan kitchen / dining room, also adding a fifth bedroom above the garage with vaulted ceiling and utility room to the side aspect. Requiring modernisation / renovation, the property would require a new kitchen and bathroom to be installed, along with decoration and flooring throughout. The house does benefit from a new gas boiler, extensively re-wired with new consumer unit, smooth plastered ceilings with inset LED lighting to the principle rooms. The accommodation includes a spacious entrance hallway, 24ft dual aspect living room with bay window, separate dining room, dual aspect kitchen with side door access, ground floor W.C and integral garage. The naturally light first floor offers four good sized bedrooms, including three double rooms and one single, there is a large family bathroom (no suite installed) and there is also potential to create an en-suite if required, subject to building regulation approval. Externally the rear garden is a blank canvass with new fencing added to the rear boundary, there is also side gate access and a storage shed. Beaufort Road is conveniently situated, just a short walk to Billericay High Street, Mainline Station and Quilters school with outstanding Ofsted rating.



Council Tax Band: F



**ENTRANCE HALLWAY**

12'1 x 9'9

**GROUND FLOOR W.C**

**INTEGRAL GARAGE**

16'6 x 9'9

**KITCHEN**

12'0 x 9'9

**DINING ROOM**

12'0 x 9'9

**LIVING ROOM**

24'3 x 11'9

**FIRST FLOOR LANDING**

13'7 max x 10'4

**BEDROOM ONE**

13'4 x 11'9

**BEDROOM TWO**

10'4 x 9'9

**BEDROOM THREE**

10'4 x 9'9

**BEDROOM FOUR**

14'8 x 7'3

**FAMILY BATHROOM**

10'4 x 6'9

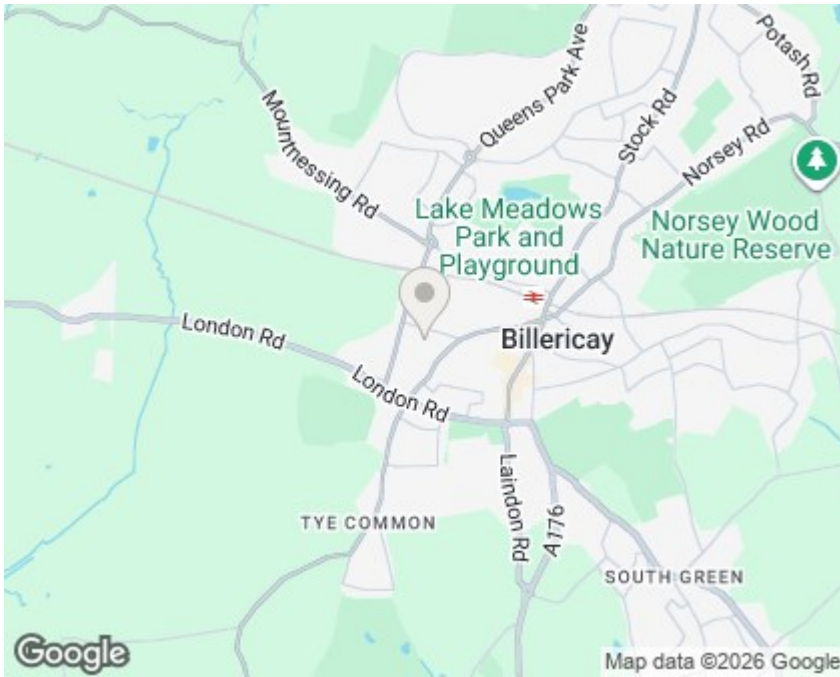
**SEPARATE W.C**

**OWN DRIVEWAY**

**PLANNING CONSENT PASSED TO EXTEND**

Basildon Council planning application reference -  
25/00790/FULL





## Viewings

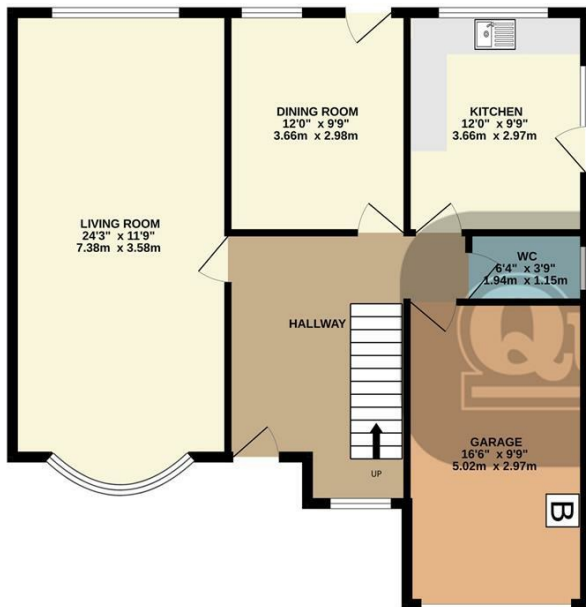
Viewings by arrangement only. Call 01277 626 541 to make an appointment.

## EPC Rating:

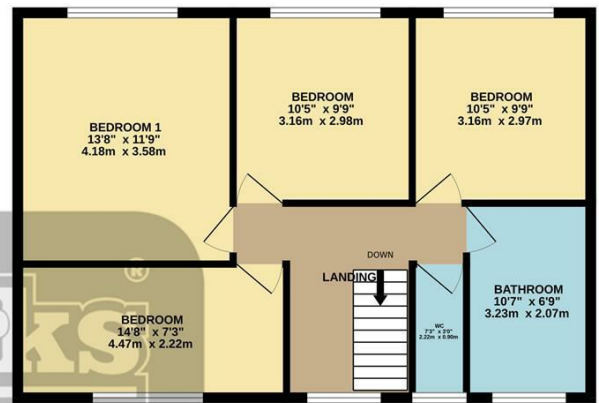
D

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>			79
(55-68) <b>D</b>		67	
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not energy efficient - higher running costs			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	

GROUND FLOOR  
859 sq.ft. (79.8 sq.m.) approx.



1ST FLOOR  
657 sq.ft. (61.0 sq.m.) approx.



TOTAL FLOOR AREA : 1515 sq.ft. (140.8 sq.m.) approx.

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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