



## 57 Perry Street, Billericay, CM12 0NA

Asking Price £450,000

- TWO DOUBLE BEDROOMS
- SHOWER ROOM & BATHROOM
- RECENTLY INSTALLED VAILLANT BOILER
- NEARBY SHOPS & LAKE MEADOWS PARK
- UPVC DOUBLE GLAZING
- LOFT CONVERSION
- 25FT LONG LOUNGE / DINER
- CLOSE PROXIMITY TO MAINLINE STATION
- GARAGE
- CHALET BUNGALOW

**\* NO ONWARD CHAIN \*** Situated in a central and sought after location, just a short walk to Lake Meadows Park, Billericay Mainline Station and nearby schools. This deceptively spacious, two bedroom chalet bungalow is available to the market for the first time since 1979. The property offers a central hallway with built-in storage, a 25ft long, dual aspect lounge / dining room with bay window and feature gas fireplace (untested) two double bedrooms, ground floor bathroom with separate W.C in addition to the first floor shower room, to the rear aspect is a fitted kitchen with recently installed Vaillant gas boiler, integrated oven and gas hob, spaces for washing machine and fridge/freezer. The loft conversion has plenty of eaves storage space and a large built-in airing cupboard, housing the hot water cylinder. Externally the low maintenance rear garden measures approximately 40ft x 30ft, receiving plenty of sunshine with a North West facing aspect, there is a paved patio area and garage. There is an established front garden, providing scope to add parking to the front of the bungalow.



Council Tax Band: D



**ENTRANCE HALLWAY**

2'3"4 x 2'9"

**LOUNGE / DINING ROOM**

25'3" max x 13'4"

**BEDROOM TWO**

14'9" x 10'3"

**GROUND FLOOR BATHROOM**

10'3" max x 5'5"

**GROUND FLOOR W.C**

4'4" x 2'4"

**KITCHEN**

10 x 9'9"

**FIRST FLOOR LANDING**

**BEDROOM ONE**

13'9" x 13'8" max

**FIRST FLOOR SHOWER ROOM**

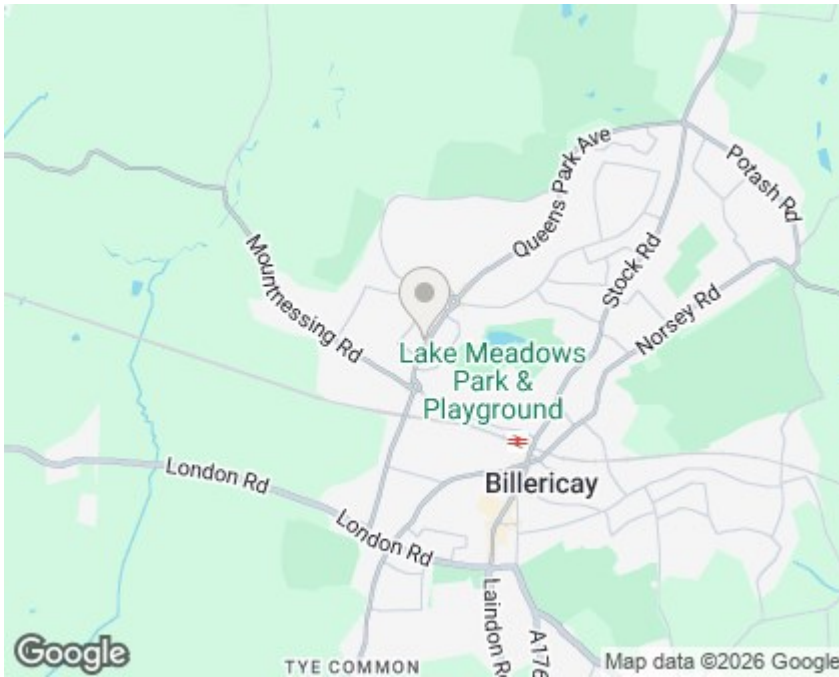
7'8" x 5'4"

**FRONT & REAR GARDENS**

**GARAGE**

**OFF ROAD PARKING**





## 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			80
(69-80) C			
(55-68) D		61	
(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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