



58 Cromwell Avenue, Billericay, CM12 0AG

Offers In Excess Of £825,000

- DETACHED FAMILY HOME
- SPLIT LEVEL ACCOMMODATION
- CLOSE TO LAKE MEADOWS
- BUILT IN STORAGE
- MODERNISATION REQUIRED
- FOUR BEDROOMS
- 174 FT SOUTH EAST GARDEN
- SOUGHT AFTER LOCATION
- GROUND FLOOR CLOAKROOM
- NO ONWARD CHAIN

Situated in one of Billericay's most sought after locations, just a stone's throw from the High Street and mainline railway station, is this unique four bedroom detached family home, offered for sale with no onward chain. Arranged over four individual levels, the property offers a distinctive split-level layout that provides both character and versatility. The accommodation extends to approximately 1,500 sq. ft. and includes a spacious living room measuring in excess of 20ft, a separate dining room overlooking the rear garden, a fitted kitchen, ground floor cloakroom and an attached garage. The bedroom accommodation is thoughtfully arranged across the upper levels and comprises two generous double bedrooms, both benefitting from built-in storage, together with two well-proportioned single bedrooms. The family bathroom is fitted with a three-piece suite comprising a bath with shower over, wash hand basin and W.C. Whilst the property would benefit from a degree of modernisation, it presents an excellent opportunity for a purchaser to update and personalise a substantial detached home in a prime central location. A particular feature of the property is the impressive south-east facing rear garden, measuring approximately 174ft in length, with gated rear access leading directly into Lake Meadows Park. The property further benefits from an attached garage and driveway parking, with scope to enlarge the frontage, subject to any necessary consents. Combining generous accommodation, a unique split-level design, direct access to Lake Meadows Park and a highly convenient position within walking distance of the High Street and station, this is a rare opportunity to acquire a detached home in one of Billericay's most desirable locations.



Council Tax Band: F



Entrance Hall

Downstairs W.C

Living Room
20'10 x 12'5

Dining Room
15'7 x 12'1

Kitchen
10'7 x 10'5

Bedroom One
14'5 x 12'5

Bedroom Three
10'11 x 9'2

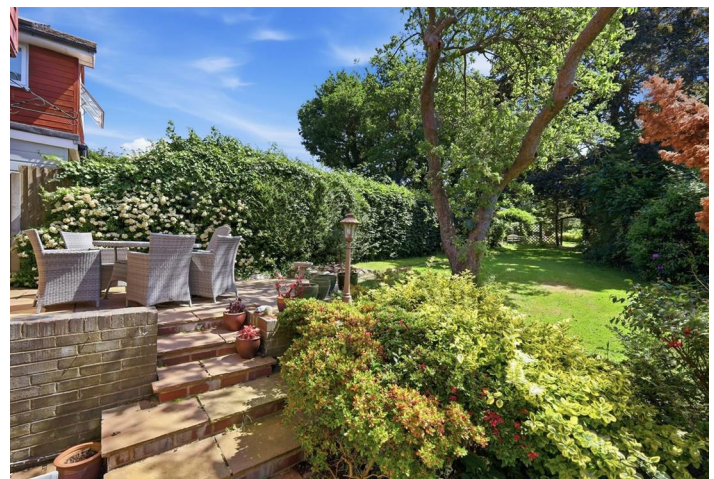
Bedroom Two
14'5 x 10'7

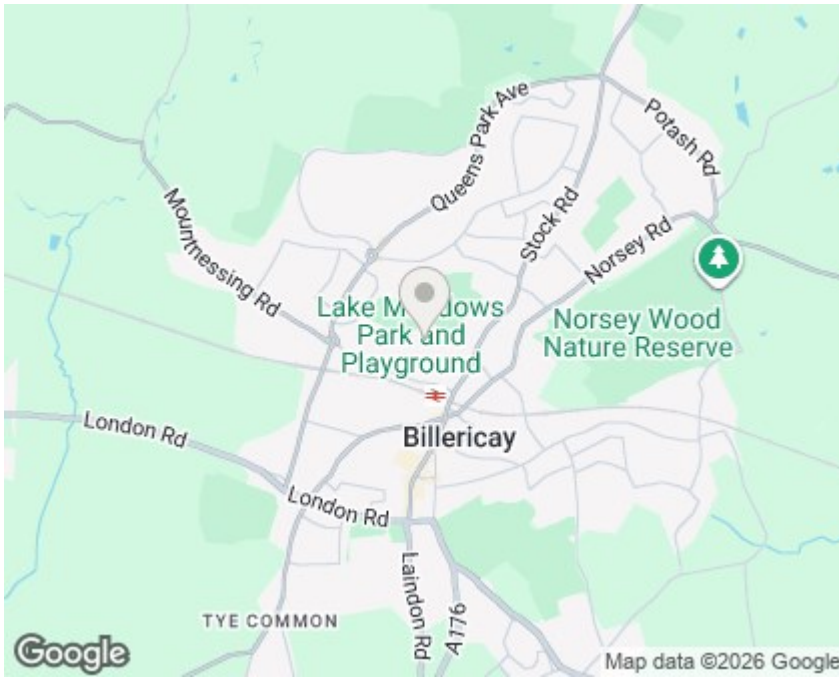
Bedroom Four
12'1 x 9'2

Family Bathroom
6'11 x 6'1

Garage
18'8 x 8'1

South West Facing Garden
approx 174ft





Viewings

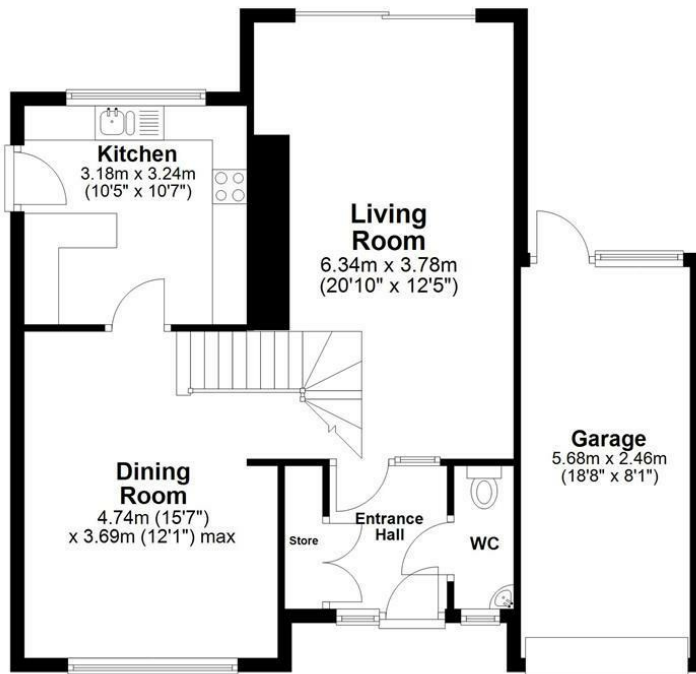
Viewings by arrangement only. Call 01277 626 541 to make an appointment.

EPC Rating:

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	

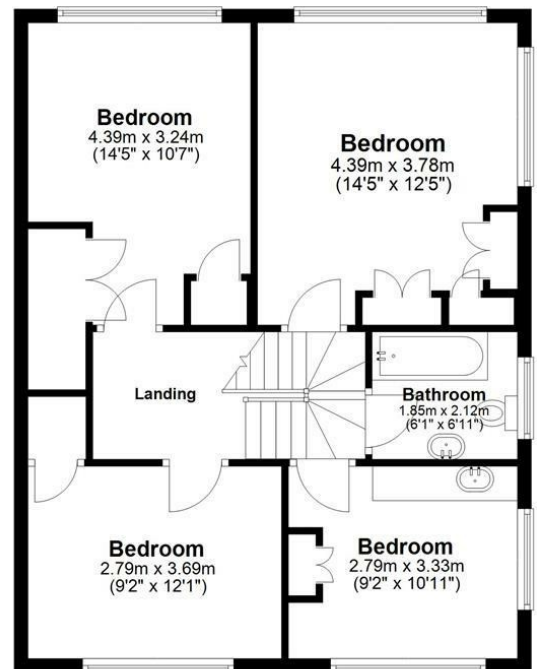
Ground Floor

Approx. 73.7 sq. metres (793.5 sq. feet)



First Floor

Approx. 65.7 sq. metres (707.3 sq. feet)



Total area: approx. 139.4 sq. metres (1500.8 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.

Floor Plan Drawn According To RICS Guidelines

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Cromwell Avenue