



## 27 Belgrave Road, Billericay, CM12 0TX

**Asking Price £550,000**

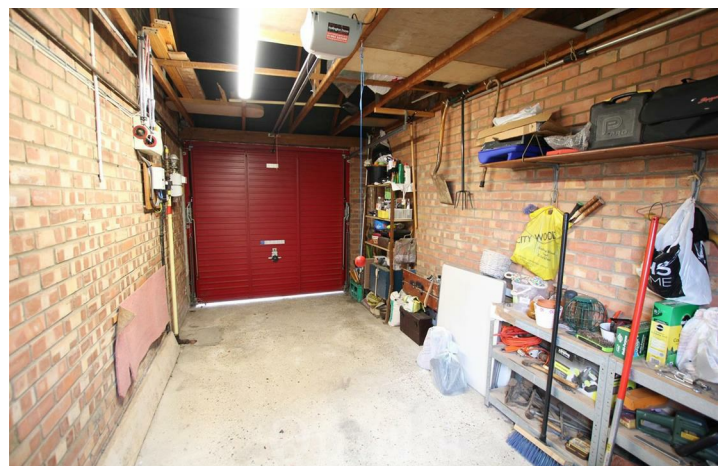
- FOUR BEDROOMS
- EN-SUITE, BATHROOM & W.C
- CLOSE PROXIMITY TO LAKE MEADOWS
- QUIET LOCATION, IN THE QUEENS PARK AREA
- LIVING ROOM & DINING ROOM
- SCOPE TO EXTEND (STPP)
- GARAGE & DRIVEWAY
- NEARBY SCHOOLS & SHOPS
- CORNER PLOT
- EARLY VIEWING ADVISED



Occupying a corner plot in a quiet side turning on the popular Queens Park Development, is this well presented, four bedroom link-detached family home. The property offers extensive off road parking to the front, with a block paved driveway in addition to the garage, with electric up and over door and eaves storage space. The accommodation includes an entrance porch, fully tiled ground floor W.C, spacious hallway with built-in storage, naturally light living room with feature gas fireplace, opening to the dining room, which overlooks the secluded rear garden. The integrated kitchen includes a range of wall and base level units, cupboard housing the Vaillant gas boiler, Neff electric hob, oven, grill and dishwasher, Bosch fridge / freezer, space for washing machine, sink / drainer, serving hatch and door access to rear garden. The first floor landing has access to the loft and built-in airing cupboard housing the hot water tank. The family bathroom is an excellent size, modern and fully tiled bathroom with four piece suite, including bath with shower above. Bedroom one has a range of fitted wardrobes, dressing table and matching bedside units, the en-suite benefits from a fully tiled modern white suite. Ideally located for both commuters, with Billericay Railway Station being just a 0.7 mile walk via Lake Meadows Park and families have both Brightside and Buttsbury schools in close proximity, as well as convenience shops at The Pantiles and recently opened Aldi supermarket.



Council Tax Band: E



**ENTRANCE PORCH**

5'6 x 4'0

**GROUND FLOOR W.C**

5'5 x 3'7

**ENTRANCE HALLWAY**

12'2 x 6'1

**KITCHEN**

11'10 x 10'9

**LIVING ROOM**

16'4 x 12'9

**DINING ROOM**

10'6 x 10'0

**FIRST FLOOR LANDING**

14'4 x 5'11 reducing to 2'10

**BEDROOM ONE**

13'7 x 12'0

**EN-SUITE SHOWER ROOM**

6'11 reducing to 4'5 x 4'7

**BEDROOM TWO**

11'4 x 8'6

**BEDROOM THREE**

8'1 x 7'5

**BEDROOM FOUR**

8'1 x 6'6

**FAMILY BATHROOM**

9'1 x 6'7 reducing to 4'7

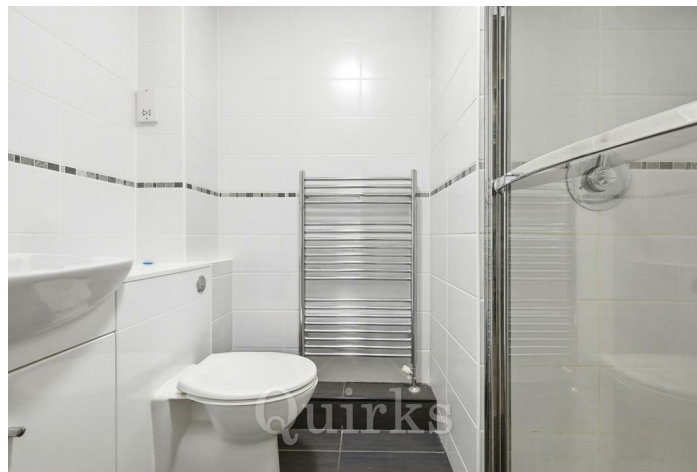
**REAR GARDEN**

35 x 20

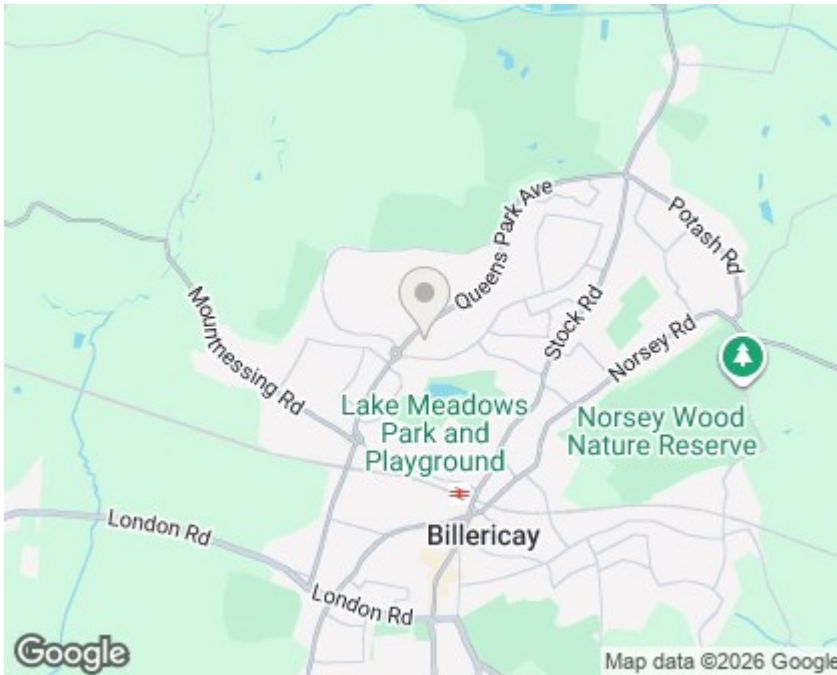
**ATTACHED GARAGE**

17'1 x 8'7

**OWN DRIVEWAY**







## Viewings

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

## EPC Rating:

D

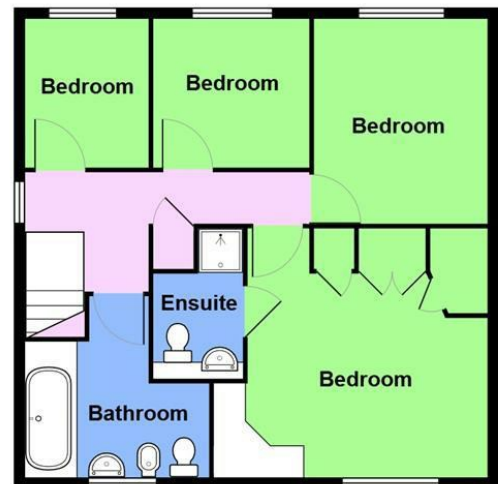
Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		83
(69-80) <b>C</b>		
(55-68) <b>D</b>	63	
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC



**Ground Floor**  
Area: 66.1 m<sup>2</sup> ... 712 ft<sup>2</sup>



**1st Floor**  
Area: 47.5 m<sup>2</sup> ... 512 ft<sup>2</sup>



**Total Area: 113.6 m<sup>2</sup> ... 1223 ft<sup>2</sup>**

Whilst every effort has been made to ensure accuracy, measurements of doors, windows and other items are approximate and no responsibility is taken for any error, omission or mis statement. This plan is for illustrative purposes and so only be used as such.

