

Beresfords Est 1968



Beresfords

**Offers in excess of £800,000**

**Freehold | 4 Bed | 2 Bath | House | Detached | Council Tax Band F | EPC D | Ref BIS250269**

# Smythe Road Billericay CM11 1SE

**\*CHAIN FREE\***

Charming detached 4/5-bedroom house with a spacious garden and garage. This property could potentially be split into 5 bedrooms, perfect for a family looking for a peaceful retreat. Located in a sought-after area with convenient access to local amenities. A must-see property!

- Four-bedroom detached house
- Located in sought-after area of Billericay
  - Low-maintenance garden
  - Includes a private garage
  - Modern, well-designed kitchen
  - Elegant and spacious living room
  - Four generously sized bedrooms
  - Main bedroom with ensuite bathroom
- Situated in a peaceful, tranquil neighbourhood
- Close to local amenities, schools, and transport links



Scan the QR code for full details and key information on this property.





## Beresfords - Billericay Sales

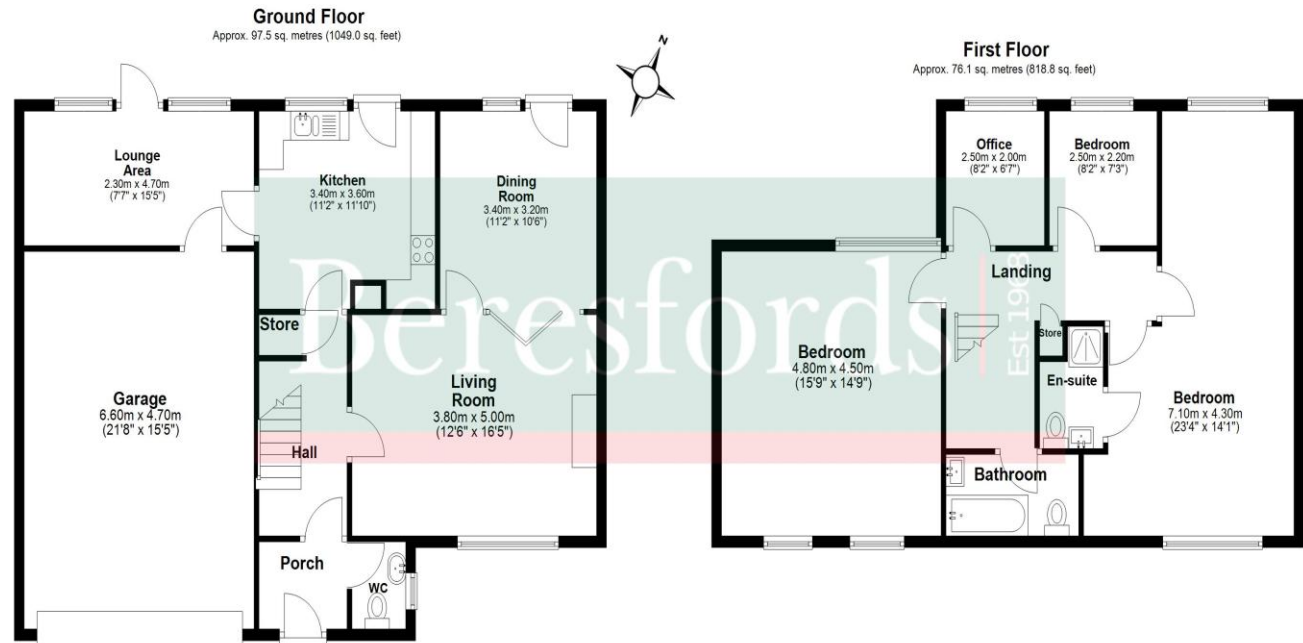
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| Score | Energy rating | Current | Potential |
|-------|---------------|---------|-----------|
| 92+   | A             |         |           |
| 81-91 | B             |         |           |
| 69-80 | C             |         | 79 C      |
| 55-68 | D             | 62 D    |           |
| 39-54 | E             |         |           |
| 21-38 | F             |         |           |
| 1-20  | G             |         |           |



Total area: approx. 173.5 sq. metres (1867.8 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.

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Smythe Road

Our established contacts mean that we can recommend professional local conveyancers to buyers. If we do, we may receive a referral fee of up to £250 from the company we recommend.

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