

Beresfords | Est 1968



Asking Price £725,000

Freehold | 3 Bed | 1 Bath | House | Detached | Council Tax Band F | EPC C | Ref BIS220161

West Park Avenue Billericay CM12 9EE

Offering excellent potential to extend (stpp.) is this three double bedroom detached family home located on a private road within short walking distance of the High Street & Railway Station.

- Detached Family Home
- Three Double Bedrooms
- Four Piece Family Bathroom
- Three Reception Rooms
- Kitchen/Breakfast Room
 - Integral Garage
- 60'(approx.) Rear Garden
- Independent Driveway to Front
- 0.5 Miles to Billericay Railway Station
- 0.3 Miles to Billericay High Street



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





Beresfords - Billericay Sales

Beresfords Residential
129 High Street
Billericay
Essex
CM12 9AH

T: 01277 626 262

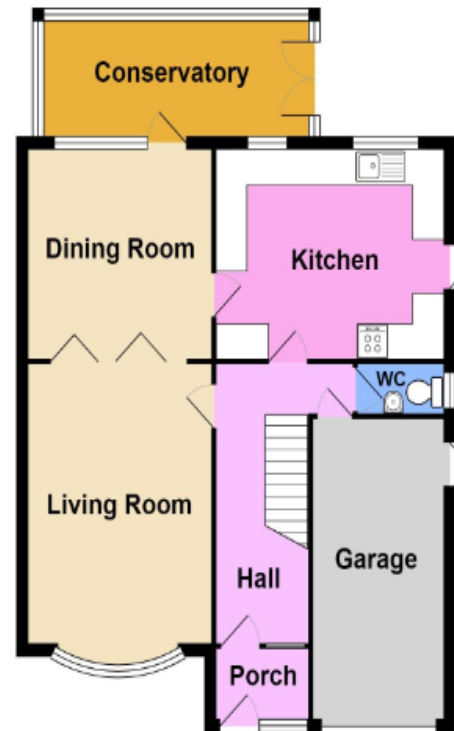
E: billericaysalesdept@beresfords.co.uk

www.beresfords.co.uk

Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92+) A		87
(81-91) B		
(69-80) C	72	
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales	EU Directive 2002/91/EC	

Ground Floor
Area: 89.6 m² ... 965 ft²



1st Floor
Area: 53.4 m² ... 575 ft²



Total Area: 143.0 m² ... 1540 ft²



AIW Energy Assessors Limited
Energy Performance Certificate - Floor Plans
11 Broad Street, Southwold, Suffolk, IP19 1AB
Tel: 01493 810000 Email: info@aiwenergy.co.uk

Whilst every attempt has been made to ensure the accuracy of the floor plan, measurements of doors, windows and any other item are approximate and no responsibility is taken for any error, omission or misstatement. This plan is for illustrative purposes only and should only be used as such.

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.

Consumer Protection from Unfair Trading Regulations 2008 and the Business Protection from Misleading Marketing Regulations 2008: Every effort has been made to ensure that consumers and or businesses are treated fairly and provided with accurate material information as required by law. It must be noted however that the agent has not tested any apparatus, equipment, fixture, fittings or services and does not verify they are in working order, fit for their purpose, or within the ownership of the seller or landlord, therefore the buyer or tenant must assume the information given is incorrect. Neither has the agent checked the legal documentation to verify the legal status of the property. A buyer or tenant must assume information is incorrect until it has been verified by their own solicitors or other advisers. Nothing concerning the type of construction, condition of the structure or its surroundings is to be implied from any image of the property