

Beresfords

Est 1968



Beresfords

Offers in excess of £1,250,000

Freehold | 5 Bed | 2 Bath | House | Detached | Council Tax Band G | EPC E | Ref GDS260036

The Spinney Billericay CM12 0AU

Five-bedroom detached family home in a highly sought-after location, occupying an excellent corner plot. Offering generous living space and a double garage, this property is full of potential and in need of modernisation—an ideal opportunity to create your dream home in a prime setting.

- Highly sought-after residential location in North Billericay
 - Excellent corner plot position at the end of a cul-de-sac
 - Fantastic potential to improve and extend to rear and side (STPP)
- Spacious and versatile approximately 3,200 square feet spread over three floors
 - Potential for self-contained ground floor annexe/multi-generational living or work/business from home
 - 6/7 Generous reception rooms and separate kitchen
- 5 Good-sized bedrooms with family bathroom and en-suite to master bedroom
 - Ample garden space with landscaping potential
- Large drive with generous off-road parking for 8/9 vehicles
- Overlooking Lake Meadows Park, short walk to excellent schools, High Street and main line station



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





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Beresfords - Billericay Sales

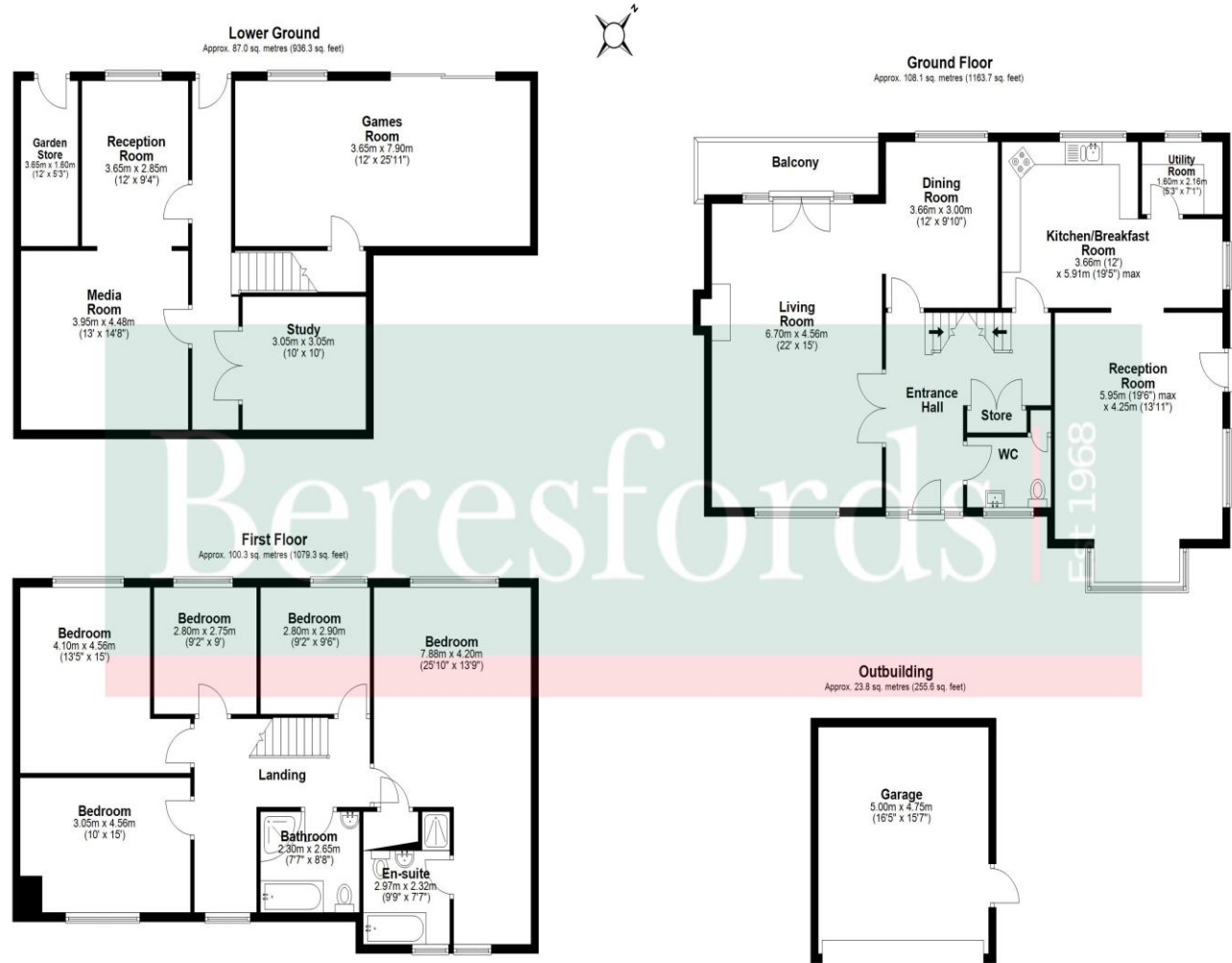
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Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		77 C
55-68	D		
39-54	E	53 E	
21-38	F		
1-20	G		



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 operation 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 area. Buyers are advised to take their own measurements.

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The Spinney

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