

oakheart



2 Anvil Way

£800,000

Offers In Excess Of  
Anvil Way, Billericay

Nestled in the charming area of Anvil Way, Billericay, this beautifully presented four-bedroom detached house offers a perfect blend of comfort and modern living. Spanning an impressive 1,708 square feet internally, this property is ideal for families seeking a spacious and inviting home.

Upon entering, you will be greeted by two well-appointed reception rooms, providing ample space for relaxation and entertaining. The heart of the home is undoubtedly the refitted kitchen diner, which boasts

integrated appliances and a contemporary design, making it a delightful space for family meals and gatherings.

The master bedroom features an en suite bathroom, ensuring privacy and convenience, while the family bathroom and a downstairs WC cater to the needs of the household. Each of the four bedrooms is generously sized, offering plenty of room for personalisation and comfort.

The recently landscaped rear garden is a true highlight, providing a

serene outdoor space for children to play or for hosting summer barbecues. Additionally, the property includes a double garage and a driveway with parking for up to four vehicles, making it a practical choice for families with multiple cars.

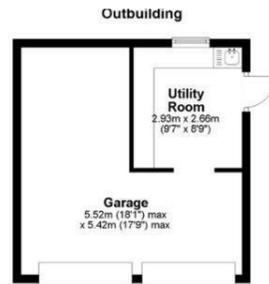
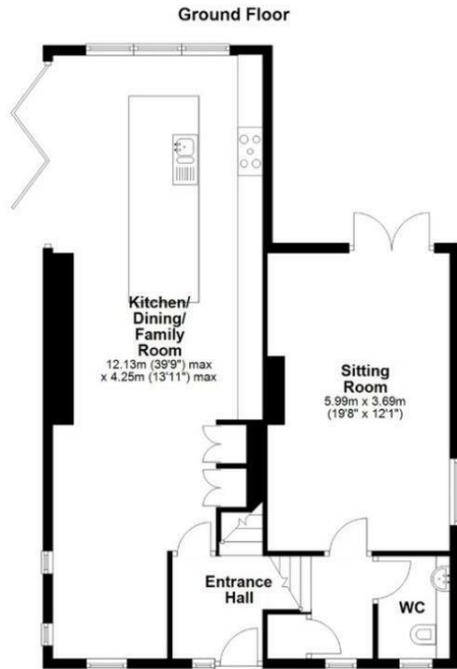
This home combines modern amenities with a classic design, making it a wonderful opportunity for those looking to settle in a desirable location. Conveniently located for the Mainline train station and Stockbrook Manor golf club being just a short put away. With its excellent features and spacious layout, this detached house is not to be missed.











**APPROX INTERNAL FLOOR AREA**  
**MAIN HOUSE 159 SQ M 1708 SQ FT**  
**OUTBUILDINGS 30 SQ M 322 SQ FT**  
**TOTAL 189 SQ M 2030 SQ FT**

This plan is for layout guidance only and is **NOT TO SCALE**  
 Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes & compass bearings before making any decisions reliant upon them.

Local Authority:

Basildon

Tenure:

Freehold

Council Tax Band:

F

**Energy Efficiency Rating**

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>	72	77
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon.

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