



PERIOD
HOMES



Beaufort Road
Billericay CM12 9JL
£895,000

Beaufort Road, Billericay, CM12 9JL

Dating back to the 1930's is this quaint bay fronted four bedroom Period property. A detached home, located in one of Billericay's most sought after roads, within a short walk of the High Street and mainline Railway Station. This beautifully presented and extended property retains many character features, including original wooden doors, traditional picture and dado rails and traditional fireplaces.

As you enter the property you are greeted with a light and spacious hallway with stairs leading to the first floor. The ground floor accommodation is open plan and ideal for entertaining with the lounge situated at the front of the home leading through to the dining room and then into the open plan kitchen / breakfast room with double doors leading to the manicured rear garden. The kitchen is fitted with a shaker style traditional kitchen units with a range of fitted appliances and an internal door leading to the utility and boot room which also gives access to the rear garden. A well fitted shower room completes the ground floor accommodation.

To the first floor there are three good size double bedrooms plus a smaller fourth bedroom and family bathroom. The property lends itself to a double storey side extension (STPP) should someone wish for future potential.

Externally the rear garden is well established with mature shrub borders, generous patio area, side access and a good size lawn. There is ample parking to the front by way of a shingle driveway and stone path leading to the front door.





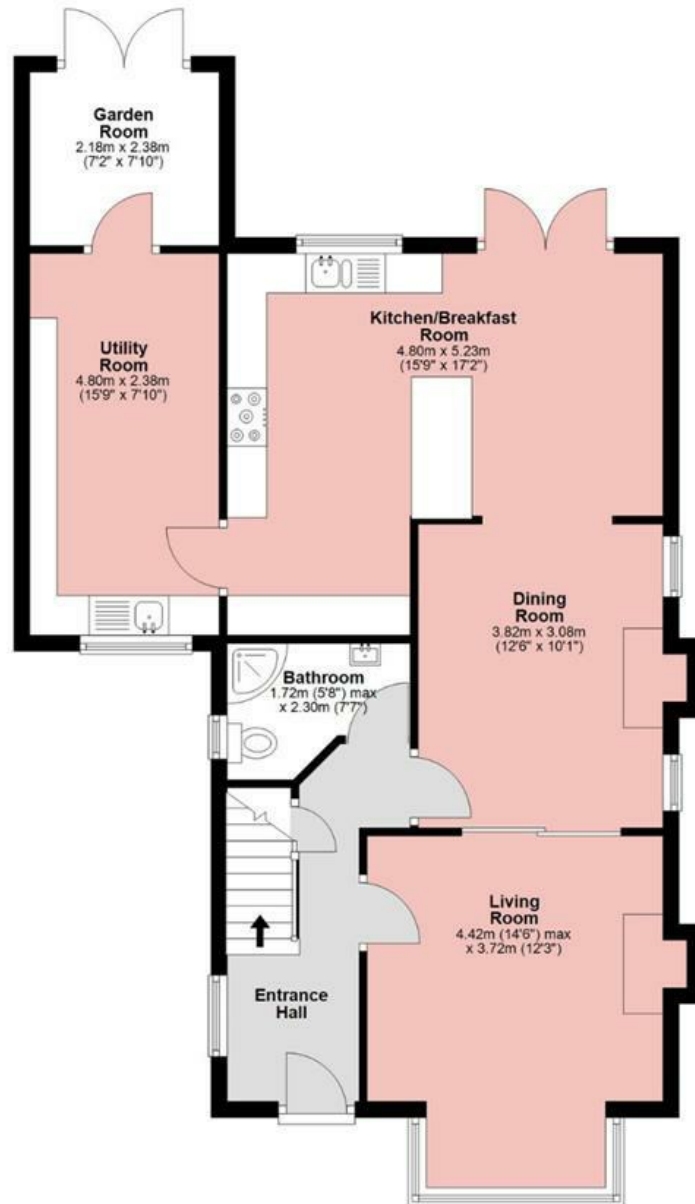




Beaufort Road

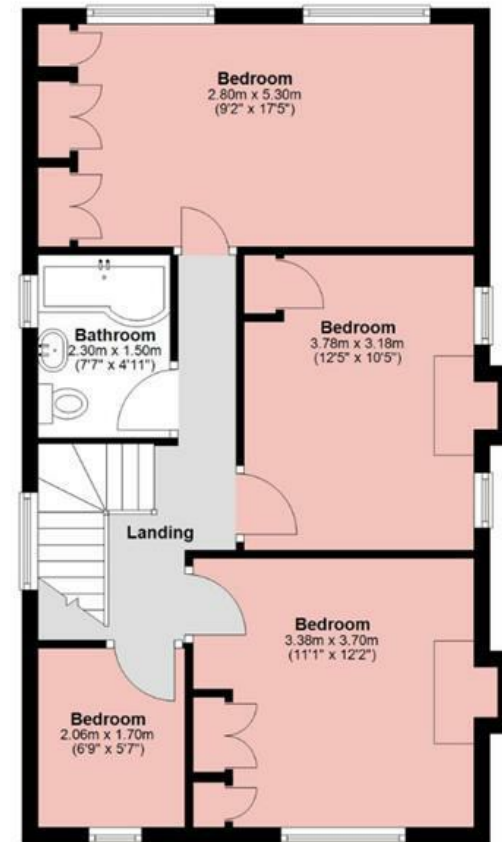
Approx. Gross Internal Area 130.3 Sq M (1402.1 Sq Ft)

Ground Floor
Approx. 74.6 sq. metres (803.2 sq. feet)



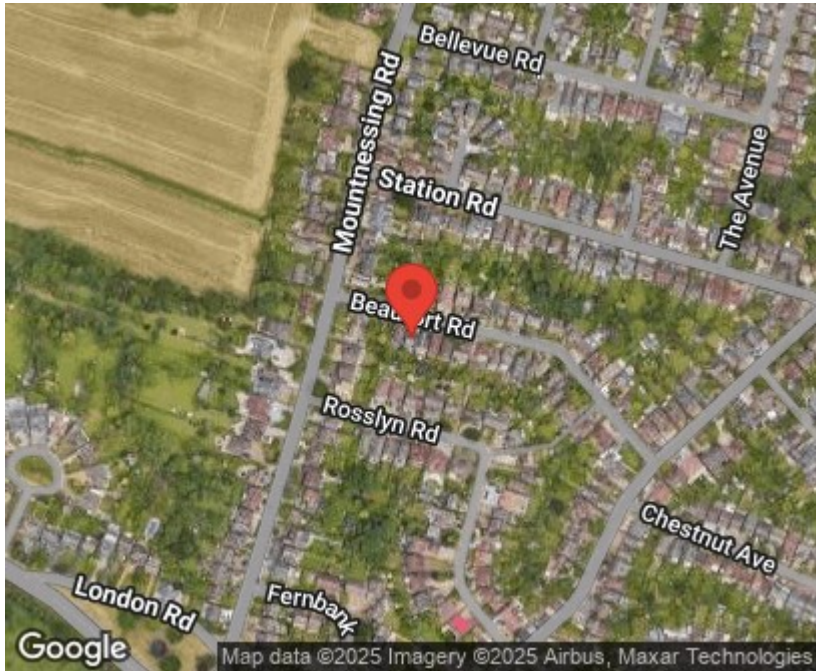
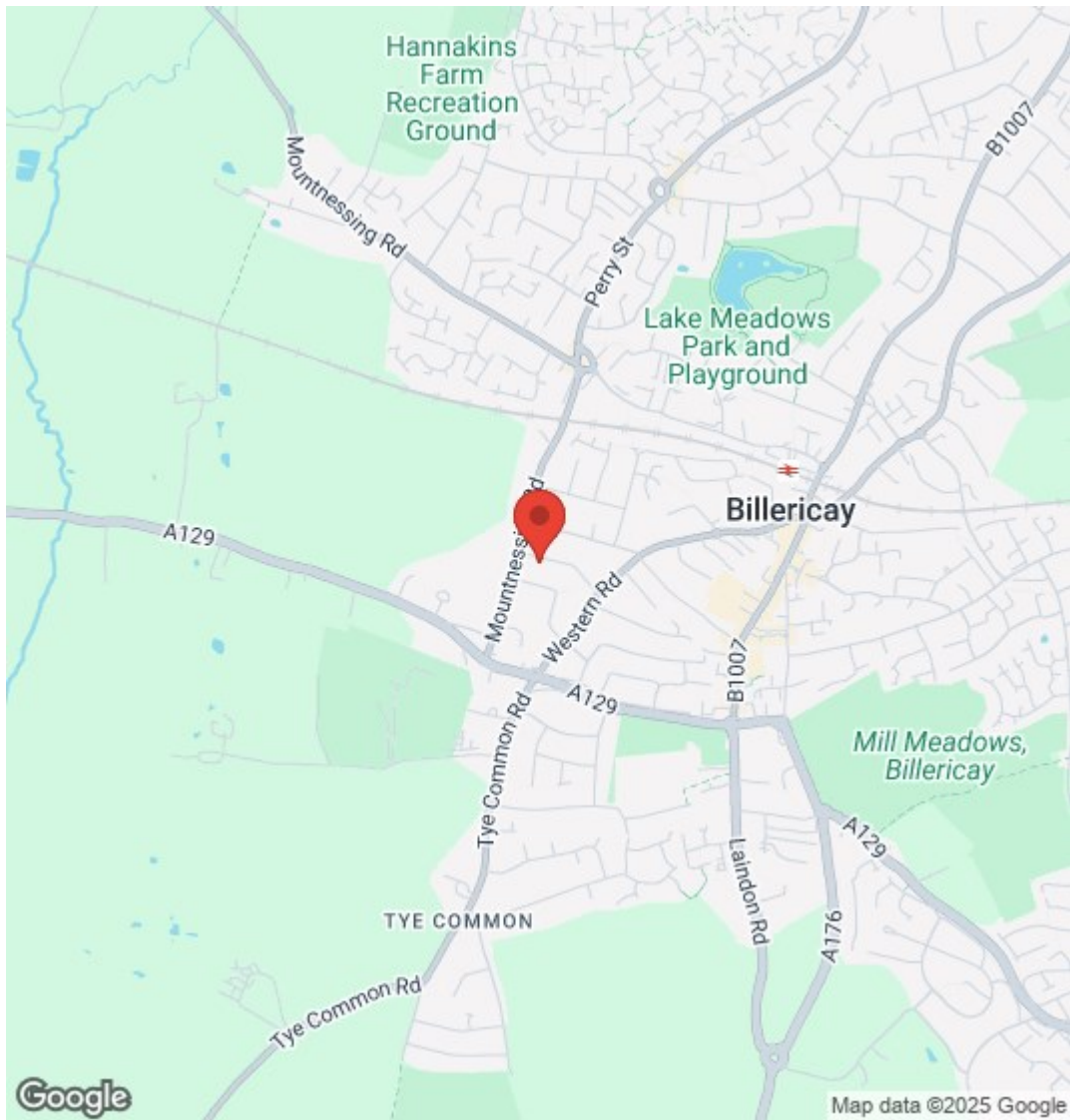
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First Floor
Approx. 55.6 sq. metres (599.0 sq. feet)




Measurements are approximate and for illustration purposes only. While we do not doubt the accuracy and completeness, we advise you conduct a careful independent assessment of the property to determine monetary value

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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		84
(81-91) B		
(69-80) C		
(55-68) D	64	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC

Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
England & Wales		EU Directive 2002/91/EC 

PLEASE CALL 01277 288000 TO ARRANGE A VIEWING

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