



PERIOD  
HOMES



West Park Crescent  
Billericay CM12 9EG  
Guide Price £900,000-£925,000

# West Park Crescent, Billericay, CM12 9EG

GUIDE PRICE £900,000 - £925,000

An attractive double fronted character property offering almost 2500 sq ft of accommodation, located just a short walk from Billericay High Street and Mainline Station. This original 1920's family home has been extended and tastefully modernised by the current owners.

Recent improvements include new shutters throughout, a freshly laid block-paved driveway with parking for multiple vehicles and a modern, landscaped garden with split-level decking and patio.

The impressively large open plan kitchen/diner is bright and airy, with high ceilings, electrically operated skylights, and large five-section bi fold doors opening out onto the unoverlooked South-West facing garden. There is also a separate utility room and downstairs WC, both finished to a high standard.

The dining area opens through into the generously proportioned formal living room, with feature fireplace and bay window, giving the perfect flexibility between open plan living and space separation.

An additional seating area within the kitchen offers a less formal area to relax, also boasting a second feature fireplace.

Upstairs, the principal bedroom benefits from fitted wardrobes and a recently renovated Jack-and-Jill en-suite, which is shared with another bedroom at the rear. Two other large bedrooms and a family bathroom complete the first floor accommodation.

Externally, the garage doors provide access to a generous storage area which is also conveniently accessible from inside. The garden provides a beautiful space for entertaining.

This beautiful house is sure to demand a lot of interest and should be viewed without delay.

Council Tax Band: F





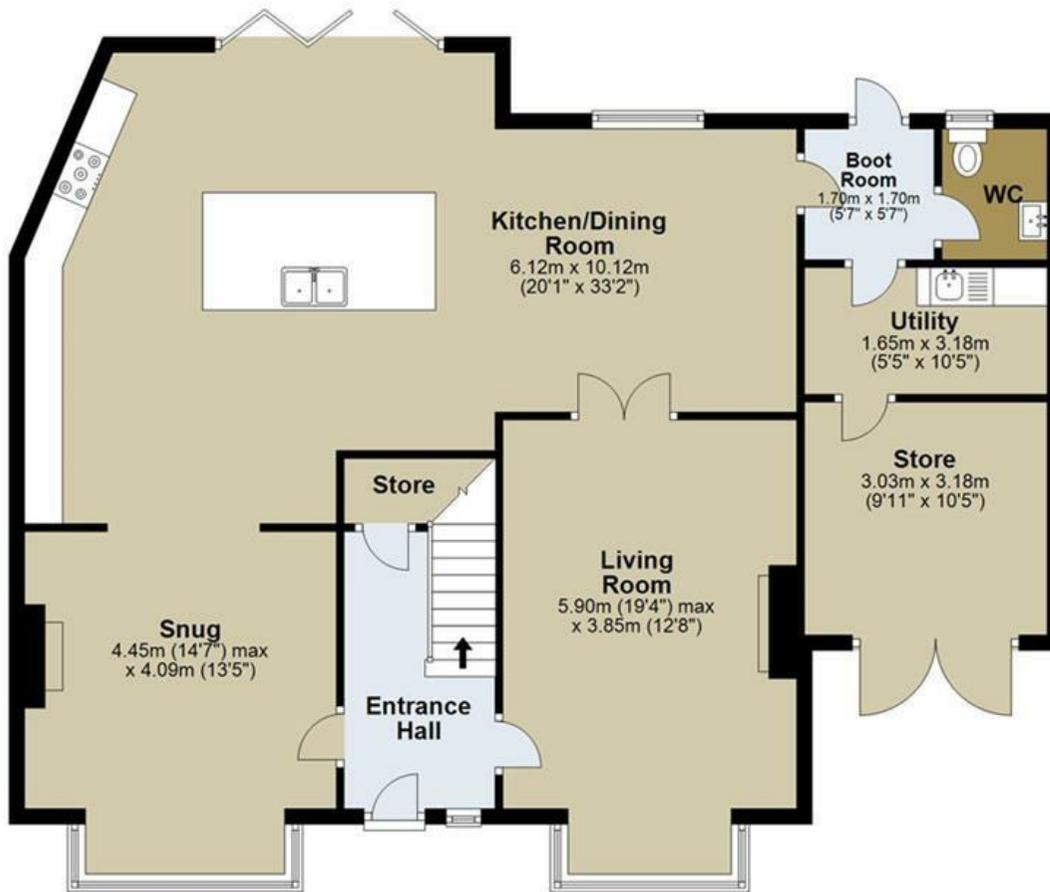






## Ground Floor

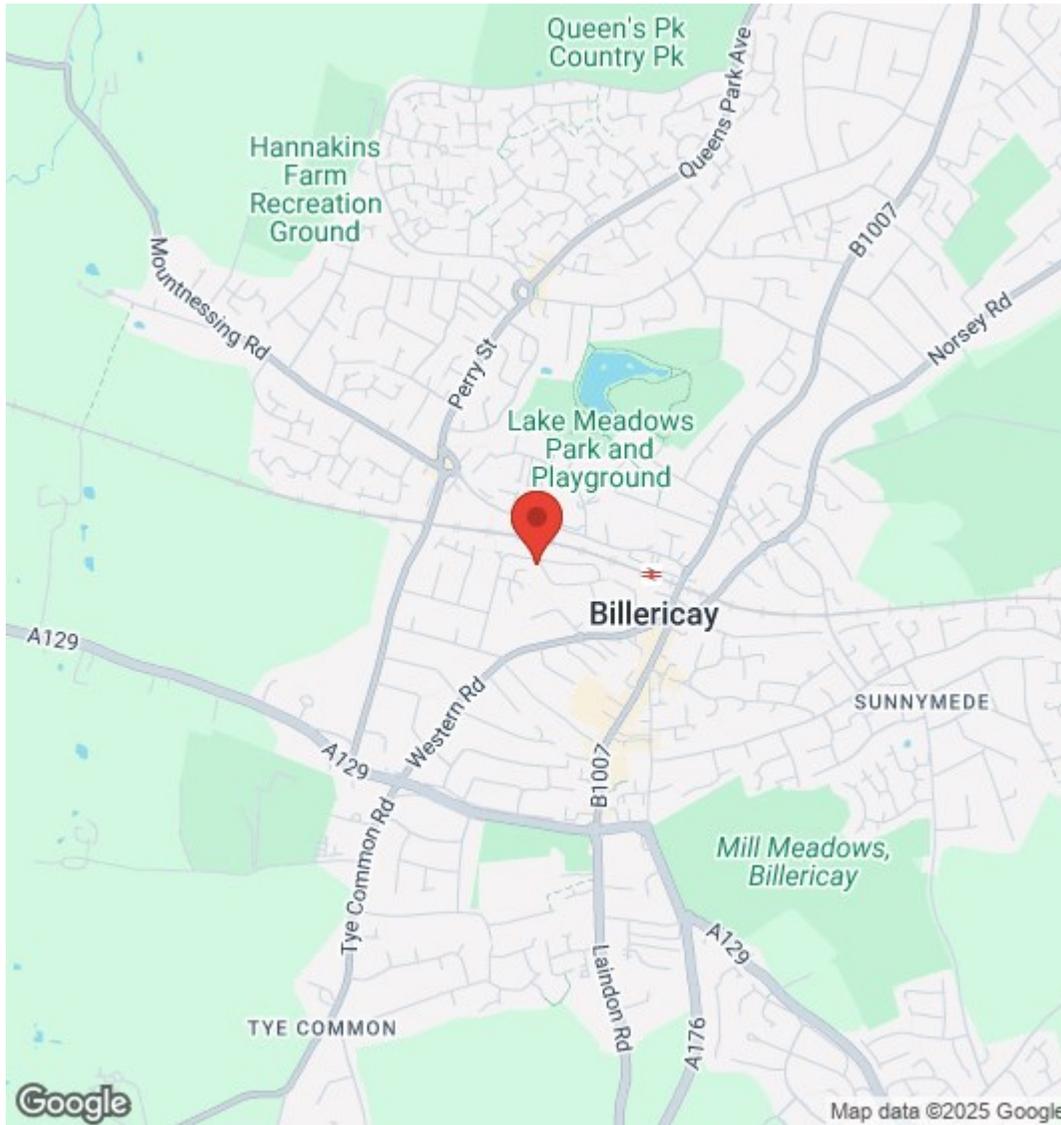
Approx. 117.5 sq. metres (1264.3 sq. feet)



## First Floor

Approx. 103.5 sq. metres (1114.4 sq. feet)





| Energy Efficiency Rating                    |  | Current                 | Potential |
|---|--|-------------------------|-----------|
| Very energy efficient - lower running costs |  |                         |           |
| (92 plus) A                                 |  |                         | 82        |
| (81-91) B                                   |  |                         |           |
| (69-80) C                                   |  |                         |           |
| (55-68) D                                   |  |                         |           |
| (39-54) E                                   |  | 64                      |           |
| (21-38) F                                   |  |                         |           |
| (1-20) G                                    |  |                         |           |
| Not energy efficient - higher running costs |  |                         |           |
| England & Wales                             |  | EU Directive 2002/91/EC |           |

| Environmental Impact (CO <sub>2</sub> ) Rating                  |  | Current                 | Potential |
|---|--|-------------------------|-----------|
| Very environmentally friendly - lower CO <sub>2</sub> 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 <sub>2</sub> emissions |  |                         |           |
| England & Wales   |  | EU Directive 2002/91/EC |           |

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