ASHTON & CHARTERS



271 Perry Street, Billericay, CM12 0QP

Price £675,000

4 2 2

271 Perry Street

, Billericay, CM12 0QP

Set on the ever popular North Side of Billericay, being close to Buttsbury and Mayflower Schools is this deceptively spacious Four Bedroom detached family house. The property boats a stunning mature garden in excess of 100' with large entertaining patio. The house is approximately one mile radius to Billericay High Street and Mainline Railway Station whilst local shops are a short walk away. The house which has been extended in the past has an entrance porch, front facing kitchen, spacious lounge/diner and huge conservatory wrapping around the side and rear of the property. The ground floor offers benefits from a utility room and modern shower room. To the first floor there are four bedrooms and a modern four piece bathroom. The rear garden measures in excess of 100' and commences with a large patio and the rest being laid to lawn with established trees and hedges. The front offers seclusion behind mature hedges, parking for numerous vehicles and a semi integral garage.

Entrance Hall
11'0 x 3'7 (3.35m x 1.09m)

Kitchen
13'0 x 8'7 (3.96m x 2.62m)

Lounge
13'0 reducing to 11'1 x 13'9 reducing to 11'5 (3.96m reducing to 3.38m x 4.19m reducing to 3.48m)

Conservatory
25'0 max x 24'1 max (7.62m max x 7.34m max)

























Shower Room
7'0 x 5'3 (2.13m x 1.60m)

Utility Room
7'5 x 7'0 (2.26m x 2.13m)

First Floor Landing

Bedroom One
15'4 reducing to 11'0 x 11'6
(4.67m reducing to 3.35m x
3.51m)

Bedroom Two
11'8 x 11'1 (3.56m x 3.38m)

Bedroom Three
11'9 x 8'4 (3.58m x 2.54m)

Bedroom Four
9'1 x 7'6 (2.77m x 2.29m)

Bathroom
9'1 x 5'6 (2.77m x 1.68m)

Garage
16'9 x 9'0 (5.11m x 2.74m)

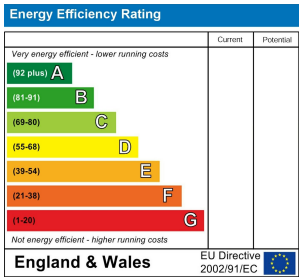
Floor Plan

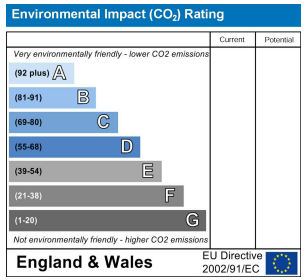


Area Map



Energy Efficiency Graph





VIEWING: Strictly by prior arrangement with Ashton & Charters Estate Agents.

THESE PARTICULARS DO NOT CONSTITUTE ANY OFFER OF CONTRACT EITHER DIRECT OR COLLATERAL NOR ARE THEY TO BE ACTED UPON AS REPRESENTATIONS. ALL INTERESTED PARTIES MUST THEMSELVES VERIFY THE ACCURACY OF THESE PARTICULARS.

ASHTON & CHARTERS

140 High Street
Billericay
Essex
CM12 9DF

tel: 01277 659002 fax: 01277 659199
Email: admin@ashtonwhite.co.uk
www.ashtoncharters.co.uk