



Connells

Chestnut Avenue
Billericay



Property Description

GUIDE PRICE £800,000 - £850,000 Perfectly positioned on Chestnut Avenue, this modern four-bedroom detached family residence is ideal for families and commuters, sitting within easy reach of the High Street, Mainline Railway Station (direct fast links to London) and excellent local schools. The front features an expansive block-paved driveway and an integral garage.

Inside, a bright hallway with a sleek glass balustrade staircase leads to a spacious living room with a feature fireplace. This opens into a formal dining room, which flows directly into a substantial, heated brick-base conservatory with French doors to the garden. The contemporary kitchen/breakfast room is fitted with cream Shaker units and an integrated double oven, supported by a highly practical separate utility room and a convenient ground-floor shower room.

Upstairs, the principal bedroom suite enjoys floor-to-ceiling mirrored wardrobes and en-suite cloakroom. The second bedroom is a comfortable double, while the third is customized as a luxury home office with bespoke light-oak cabinetry. A well-proportioned fourth bedroom and a modern, fully tiled family bathroom with a P-shaped shower bath complete the floor.

To the rear, the private, low-maintenance garden is beautifully landscaped with premium stone flag paving, block-paved pathways and mature privacy borders - perfect for outdoor entertaining.

Porch

Hall

Shower Room

7' 1" x 2' 11" (2.16m x 0.89m)

Lounge

20' x 12' 3" (6.10m x 3.73m)

Dining Room

15' 7" x 12' 4" (4.75m x 3.76m)

Conservatory

15' 9" x 12' 4" (4.80m x 3.76m)

Kitchen

11' 9" x 9' 10" (3.58m x 3.00m)

Utility

8' 11" x 4' 3" (2.72m x 1.30m)

Bedroom 1

14' 4" x 12' 2" (4.37m x 3.71m)

En-Suite

Bedroom 2

12' 6" x 11' 7" (3.81m x 3.53m)

Bedroom 3

12' 6" x 8' 6" (3.81m x 2.59m)

Bedroom 4

11' 2" x 7' 10" (3.40m x 2.39m)

Bathroom

7' 7" x 5' 7" (2.31m x 1.70m)

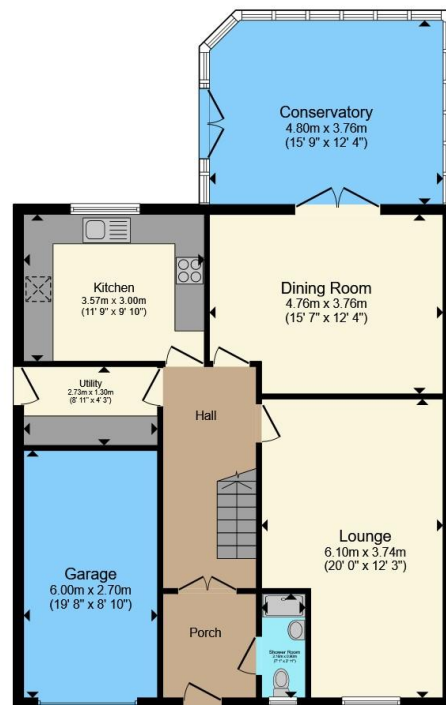
Garage

19' 8" x 8' 10" (5.99m x 2.69m)

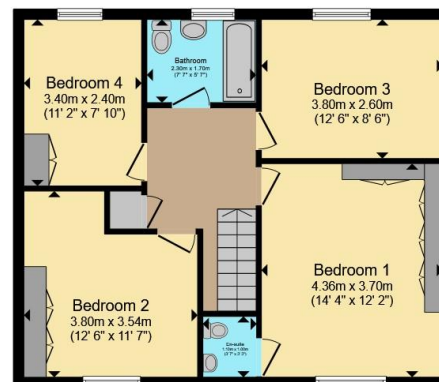








Ground Floor



First Floor

Total floor area 147.5 m² (1,588 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.propertybox.io



To view this property please contact Connells on

T 01277 655 555
E billericay@connells.co.uk

96 High Street
 BILLERICAY CM12 9BT

EPC Rating: C Council Tax
 Band: F

Tenure: Freehold

view this property online connells.co.uk/Property/BCY308461



1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures, fittings or services and it is in the buyers interest to check the working condition of any appliances.

Connells Residential is registered in England and Wales under company number 1489613, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.

See all our properties at www.connells.co.uk | www.rightmove.co.uk | www.zoopla.co.uk

Property Ref: BCY308461 - 0005