



**Connells**

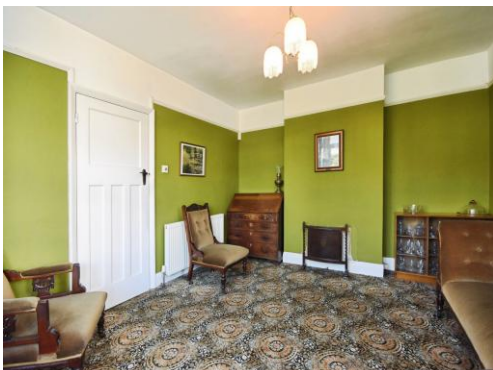
St. Marys Avenue  
Billericay



### Property Description

Tucked away in a highly desirable setting in Billericay only a short walk to the high street, this property offers a rare opportunity. With an attractive layout and expansive, secluded rear garden, it is available with no onward chain. This is a fantastic property that would benefit from modernisation.

A bright, bay-fronted lounge looks out onto a front garden, with scope for additional off-road parking. The hallway leads into a generous separate dining room, perfect for family gatherings. The kitchen opens directly into a bright, full-width conservatory with views of the garden. There are two good sized double bedrooms featuring character fireplaces and a versatile third bedroom ideal for a nursery or home office. There is a convenient downstairs WC and a spacious family bathroom upstairs with separate WC. A standout feature, is the long, private rear garden which is lined with mature hedging and offers a safe and green haven. The property benefits from a private driveway providing off-street parking, alongside a highly useful garage.



**Hall**

**Lounge**

15' 11" x 12' ( 4.85m x 3.66m )

**Dining Room**

18' 5" x 12' ( 5.61m x 3.66m )

**Kitchen**

12' x 9' 10" ( 3.66m x 3.00m )

**Conservatory**

12' 4" x 9' 2" ( 3.76m x 2.79m )

**W.C.**

**Bedroom 1**

12' 10" x 11' 1" ( 3.91m x 3.38m )

**Bedroom 2**

12' 1" x 11' 1" ( 3.68m x 3.38m )

**Bedroom3**

7' 4" x 6' 11" ( 2.24m x 2.11m )

**Bathroom**

6' 7" x 5' 11" ( 2.01m x 1.80m )

**Toilet**









**Ground Floor**

**First Floor**

Total floor area 118.0 m<sup>2</sup> (1,270 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](http://www.propertybox.io)



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96 High Street  
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EPC Rating: D Council Tax  
 Band: F

Tenure: Freehold

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