



**Henton Kirkman**  
- Residential -

01277 500800  
office@hentonkirkman.co.uk



## Beams Way, Billericay

Price £375,000

Situated on the northern tip of South Green, so just a short 0.8 mile (15 minute) walk from the High Street (with the Mainline Railway Station the other end), this extended, 3 Bedroom End Terrace House offers a surprising amount of accommodation, including an extended Lounge with a Study area, huge separate Dining Room, Refitted Kitchen, separate Utility Room, ground floor WC Room and a refitted Bathroom serving the three good size bedrooms.

The windows are double glazed, and the fairly new Worcester Combi Boiler serves the Hot Water and Central Heating via radiators.

The neat rear garden has a sturdy brick 50sq ft Shed and the front block paved Drive takes two large cars with ease.

Little more than a shopping bags swing away, is the Grange Road parade of shops, providing the daily essentials and bus stops a-plenty take you to the High Street, Station and surround towns.

Running late, you could dash to local Infants & Junior Schools in a minute or two, and each have Good OFSTED ratings, as does the Billericay Secondary School which is only a quick 0.5 mile walk up 'Bell Hill'.





**OPEN PLAN HALL/DINING ROOM 13ft 10" x 13ft 8" (4.2m x 4.2m)**

- Originally the Hall and separate Dining Room, now a huge welcoming affair, with the full height window and glazing of the front door sweeping in lots of light to this spacious reception area. An understairs cupboard houses the electrics and gives a bit of storage and of course it would be so simple to reinstate a wall to give Hall and Dining Room separation, if desired.

**LOUNGE 14ft 9" x 9ft 9" (4.5m x 3m)** - A useful built-in cupboard provides plenty of storage and the ornate Fire surround has an electric 'Stove' in place, which will remain.

**STUDY AREA (Extension to lounge) 11ft x 6ft (3.4m x 1.7m)** - A useful extension to the lounge, this area offers much versatility and has a set of Double Doors with accompanying windows, which flood in light and open out to the garden.

**KITCHEN 11ft 7" x 7ft 7" (3.6m x 2.3m)** - Refitted with an attractive range of Matt Cream units with 'Brazilian Granite' effect laminate worktops. Specification wise, there's a built-in Electric Hob with a stainless-steel Chimney Extractor above, twin Multi-function Ovens, integrated Fridge/Freezer and a Blanco© 1.5 bowl sink unit.

**UTILITY ROOM 9ft 2" x 6ft (2.8m x 1.8m)** - This useful room houses all things laundry, although we thought it could also make a neat little Study too. Generous glazing from the glazed 'back' door, large rear window and further external Door to the side walk makes it very bright and airy.







**GROUND FLOOR WC ROOM** - Refitted with a back-to-wall WC and semi-recessed basin. A front window gives natural light and the walls are fully tiled.

**MASTER BEDROOM** 15ft x 9ft 10" (4.6m x 3m) - A fine size rear Double Bedroom.

**BEDROOM TWO** 15ft x 7ft 8" (4.6m x 2.3m) - Another good size rear bedroom with a built-in cupboard.

**BEDROOM THREE** 10ft 10" x 6ft 9" (3.3m x 2.1m) - Double doors open to a wide cupboard which also houses the fairly new Worcester Combination Boiler.

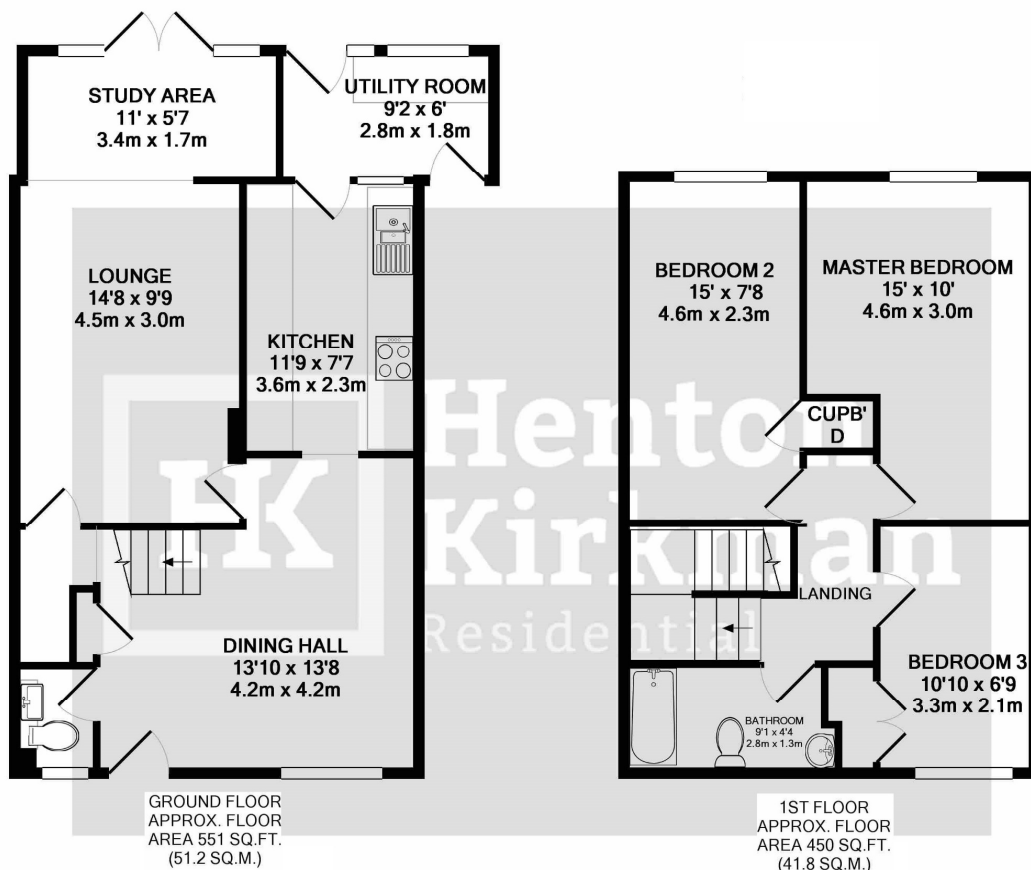
**BATHROOM** 9ft 1" x 4ft 8" (2.8m x 1.3m) - With white wall tiles and a white Suite, giving a fresh and bright. The bath has a separate shower over and a tall chrome towel radiator completes the look. A front facing window gives plenty of light.

**EXTERIOR – FRONT** - Block paved giving parking to two large cars with ease.

**REAR GARDEN** 31ft x 22ft (9.45m x 6.7m) - Steps at the end lead to the detached BRICK SHED - 9ft 2" x 5ft 7" (2.8m x 1.7m) which has a window and door. A great storage facility plus we have seen other brick sheds like this 'drylined' to create little home offices/studios. On the rear wall of the utility is a useful external electric socket.







Whilst every care has been taken in the preparation of these details they are for guidance purposes only and no guarantee can be given to the working condition of the various services and appliances. Measurements have been taken as accurately as possible but slight discrepancies can inadvertently occur. The agents have not tested the appliances or central heating and interested applicants are advised to make their own investigations.

**HK Henton Kirkman**  
Residential

e: [office@hentonkirkman.co.uk](mailto:office@hentonkirkman.co.uk)  
w: [www.hentonkirkman.co.uk](http://www.hentonkirkman.co.uk)  
t: 01277 500800



137a High Street  
Billericay  
Essex  
CM12 9AB

Residential Sales & Lettings | Property Management | Land Acquisition |

