



## 4 Home Meadows, Billericay, CM12 9HQ

Offers In Excess Of £570,000

- THREE BEDROOMS
- IMMACULATELY PRESENTED
- NEWLY FITTED BATHROOM
- SEPARATE GARAGE
- SOUTH WEST FACING GARDEN
- SEMI DETACHED
- MODERN KITCHEN / DINER
- DONWSTAIRS W.C
- QUILTERS SCHOOL CATCHMENT
- CLOSE TO HIGH STREET AND STATION

Situated within the sought-after Quilters school catchment and within walking distance of Billericay High Street and Mainline Railway Station, this immaculately presented three double bedroom semi-detached home has been completely refurbished throughout to a high standard. The ground floor offers a bright and welcoming entrance hall, a stylish reception space ideal for both relaxing and entertaining, and a brand-new Wren kitchen fitted with modern units and appliances. A convenient downstairs W.C completes the ground floor accommodation. To the first floor are three well-proportioned double bedrooms, all finished to an excellent standard, along with a contemporary modern bathroom. Further benefits include a new boiler, ensuring efficiency and peace of mind. Externally, the property is complemented by a separate garage, adding valuable storage or parking options. This is a superb opportunity to purchase a turn-key family home in a highly regarded location, ideal for commuters and families alike.

3 1 2 D

Council Tax Band: E



Entrance Hall

Downstairs W.C

Living Room  
16'11 x 11'10

Kitchen / Dining Room  
18'2 x 9'10

Landing

Bedroom One  
13'3 x 10'11

Bedroom Two  
13'6 x 9'

Bedroom Three  
10'6 x 8'10

Bathroom  
7'5 x 6'11

Garage  
16'10 x 8'3

Garden





## Viewings

Viewings by arrangement only. Call 01277 626 541 to make an appointment.

## EPC Rating:

D

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			81
(69-80) C			
(55-68) D		65	
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

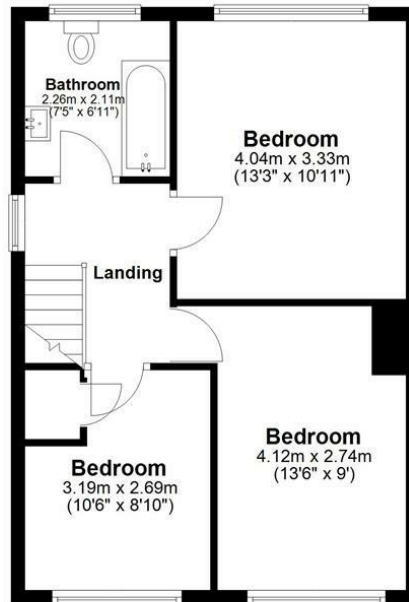
### Ground Floor

Approx. 46.0 sq. metres (495.7 sq. feet)



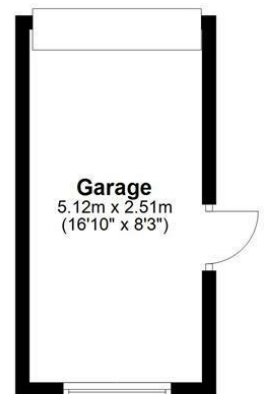
### First Floor

Approx. 45.7 sq. metres (491.9 sq. feet)



### Outbuilding

Approx. 12.9 sq. metres (138.4 sq. feet)



Total area: approx. 104.6 sq. metres (1126.0 sq. feet)

All measurements have been taken as a guide to prospective buyers only and are not precise. This plan is for illustrative purposes only and no responsibility for any error, omission or misstatement. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given. Measurements may have been taken from the widest area and may include wardrobe/cupboard space. No guarantee is given to any measurements including total areas. Buyers are advised to take their own measurements.

Floor Plan Drawn According To RICS Guidelines

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