Quirks

Quirk & Partners®

25 Bell Hill Close, Billericay, CM12 9FS

ASKING PRICE £675,000

- GARAGE & UTILITY ROOM
- EN-SUITE & BATHROOM
- AIR CONDITIONING
- WALKING DISTANCE OF SCHOOLS
- FOUR BEDROOMS
- OUTBUILDING / BAR
- GROUND FLOOR EXTENSION
- OPEN PLAN KITCHEN / LIVING SPACE
- NEARBY HIGH STREET & STATION
- STUDY / PLAYROOM

108a High Street, Billericay, Essex, CM12 9BY
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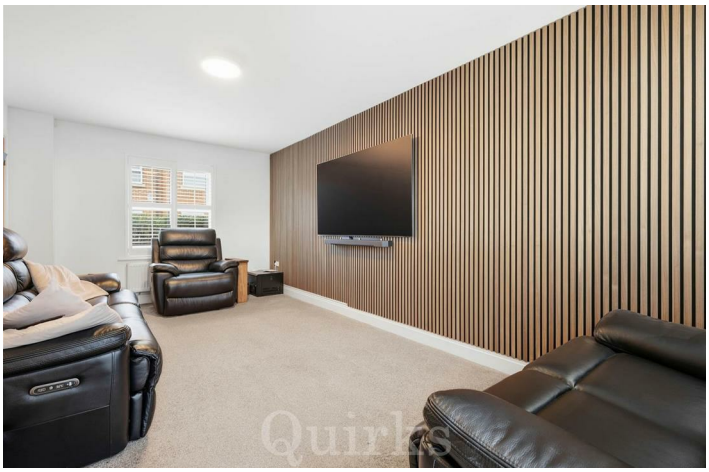
Impressive four-bedroom family home pleasantly situated within the sought after 'Cherry Tree Park' development just off Bell Hill, within convenient walking distance of Billericay and Quilters Schools, High Street and within a mile of the Mainline Railway Station serving London Liverpool Street. Constructed in 2013 and extended in 2018, the property offers spacious and highly appointed accommodation arranged over two floors, with air conditioning available on each level. The property boasts an impressive total floor area of approximately 1,600 square feet. A generous reception hallway opens to the living room which in turn leads to a dining area and into the superb family room with two glazed skylight windows, bi-folding doors to the rear garden and access to the high specification fitted kitchen, with integrated appliances and separate utility room. The study is fitted with a desk and storage cupboards, with window overlooking the front of the house. To the first floor, the principle bedroom lies to the rear of the property, which incorporates a range of fitted wardrobes and over bed cabinets, lovely views to the south over the surrounding area, and a nicely finished en-suite shower. There are two further double bedrooms, a single to the front, and main family bathroom. Outside, there is off street parking beside the house and access to the attached garage measuring 15' x 9'5 with electric roller door, power, lighting and integral door to utility room, which an excellent size with space for washing machine and tumble dryer. The rear garden measures 31' deep x 34' max depth and features a wide L-shaped paved patio terrace extending with width of the property and with steps down to artificial grass lawn area. There is a bespoke outbuilding measuring 12' x 7'9, with fitted bar area, this space could also be converted into a home-office as there is power, lighting and air conditioning, plus sliding patio doors. EPC rating C.

4 2 3 C

Council Tax Band: E



ENTRANCE HALLWAY

STUDY
9'4 x 7'3 max

GROUND FLOOR W.C

MODERN INTEGRATED KITCHEN
14'8 max x 13'

DINING ROOM / PLAY AREA
24'7 x 14'9

LIVING ROOM
17'4 x 9'7 max

UTILITY ROOM
9'6 x 7'9

FIRST FLOOR LANDING

BEDROOM ONE
13'11 max x 9'4

EN-SUITE SHOWER ROOM

BEDROOM TWO
10'9 max x 9'4

BEDROOM THREE
8'9 x 8'7

BEDROOM FOUR
8'7 x 8'3

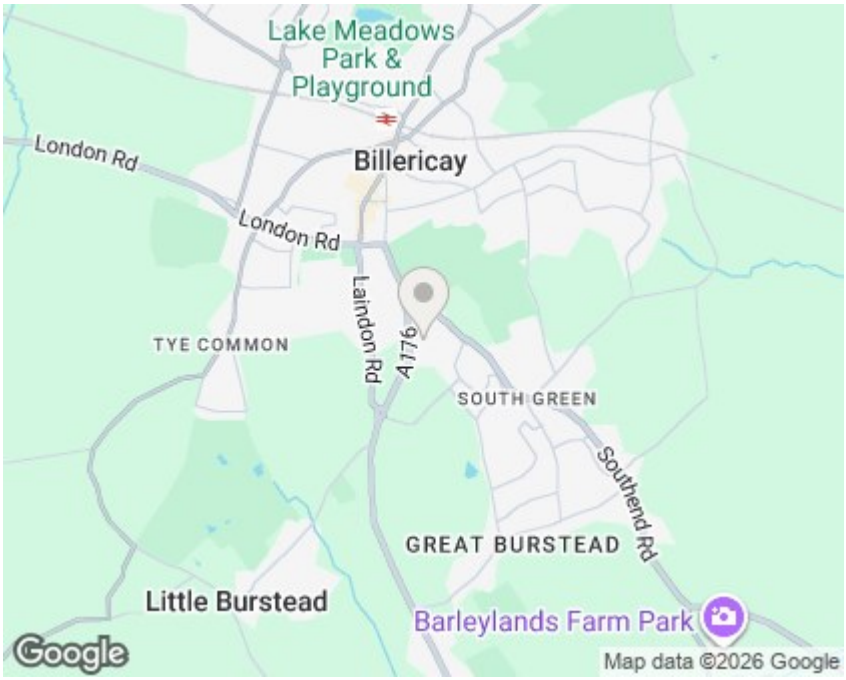
FAMILY BATHROOM

INTEGRAL GARAGE
15'2 x 9'6

OUTBUILDING / BAR
12' x 7'9

LOW MAINTENANCE REAR GARDEN

DRIVEWAY

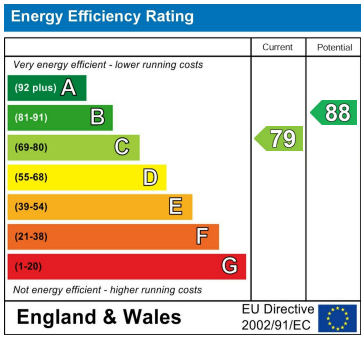


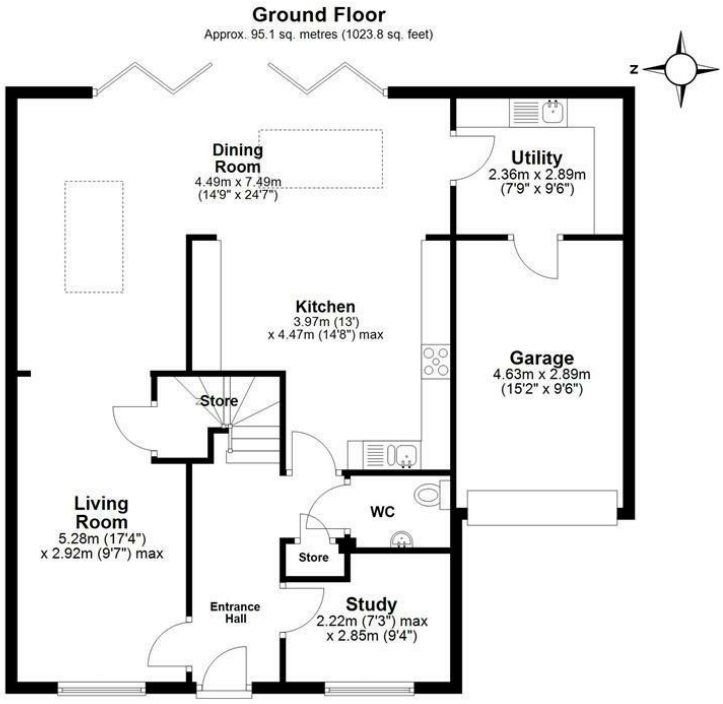
Viewings

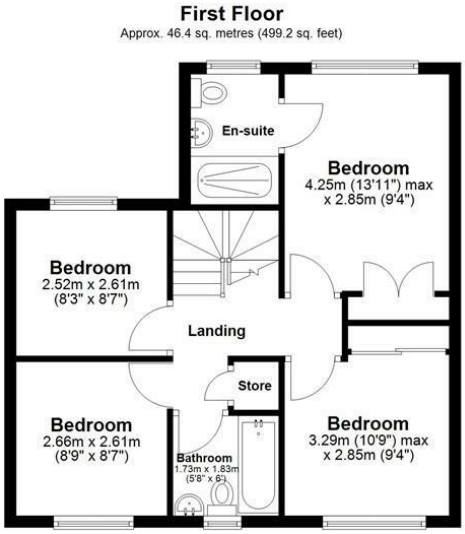
Viewings by arrangement only. Call 01277 626 541 to make an appointment.

EPC Rating:

C







Total area: approx. 150.1 sq. metres (1615.8 sq. feet)

All measurements have been taken as a guide to prospective buyers only and are not precise. This plan is for illutrative purposes only and no responsibility for any error, ommison 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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