



16 Stock Road, Billericay, CM12 0BE

Asking Price £1,200,000

- Sought After Location
- Open Plan Kitchen / Dining / Family Room
- Utility Room and Ground Floor Cloakroom
- Landscaped Rear Garden
- Large Driveway
- Five Double Bedrooms
- Additional Reception Room
- Ensuite to Master Bedroom
- Walking Distance To Billericay High Street and Station
- Buttsbury and Mayflower School Catchment

A superb five bedroom detached family home occupying a prestigious position on the highly sought-after Stock Road, offering approximately 1,900 sq. ft. of beautifully presented accommodation within the Buttsbury and Mayflower School catchments, whilst remaining within easy walking distance of Billericay High Street and mainline railway station. The property opens into a welcoming entrance hall with a useful ground floor cloakroom, separate utility room and additional storage. To the front of the house is an elegant living room, while a further reception room provides the perfect snug, playroom or home office. Undoubtedly the heart of the home is the impressive open-plan kitchen, dining and family room extending across the rear of the property. Beautifully fitted with contemporary high-gloss units, quality integrated appliances and a large central island, this exceptional space is ideal for both everyday family living and entertaining, with french doors opening directly onto the rear garden. The first floor offers five well-proportioned bedrooms, including a generous principal suite complete with fitted wardrobes and a stylish en-suite shower room. The remaining bedrooms are served by a modern family bathroom, providing flexible accommodation for growing families or those working from home. Externally, the property enjoys a large frontage providing ample off-road parking for numerous vehicles. The rear garden has been thoughtfully landscaped with extensive entertaining terraces, a covered seating area and a substantial lawn, creating an ideal space for relaxing and entertaining throughout the year. Situated on one of Billericay's most desirable roads, this outstanding family home enjoys a highly convenient position within the sought-after Buttsbury and Mayflower School catchments, whilst Billericay High Street, its excellent range of shops, restaurants and cafés, together with the mainline railway station offering direct services into London Liverpool Street, are all within easy reach.

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Council Tax Band: G



Entrance Hall

Living Room
15'9 x 14'5

Sitting Room
12'10 x 8'6

Utility
8'6 x 4'11

Downstairs WC

Kitchen/Diner
24'7 x 23'4

Landing

Bedroom 1
16'3 x 14'7

Ensuite

9'11 x 4'5

Bedroom 2

14'7 x 9'10

Bedroom 3

13'9 x 9'10

Family Bathroom

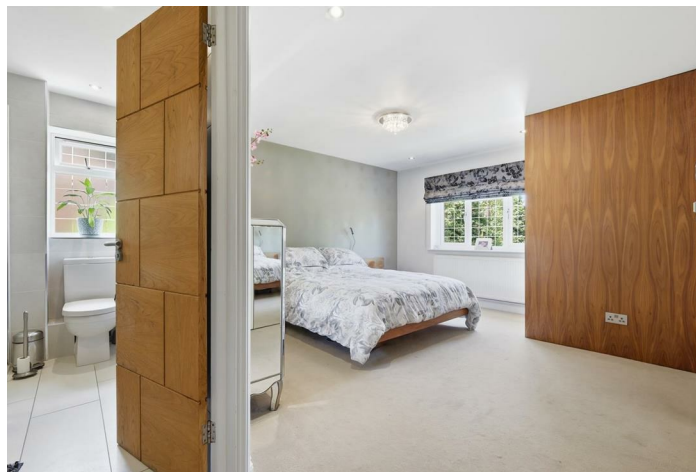
9'8 x 4'10

Bedroom 4

11'2 x 9'6

Bedroom 5

9'10 x 9'10





Viewings

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

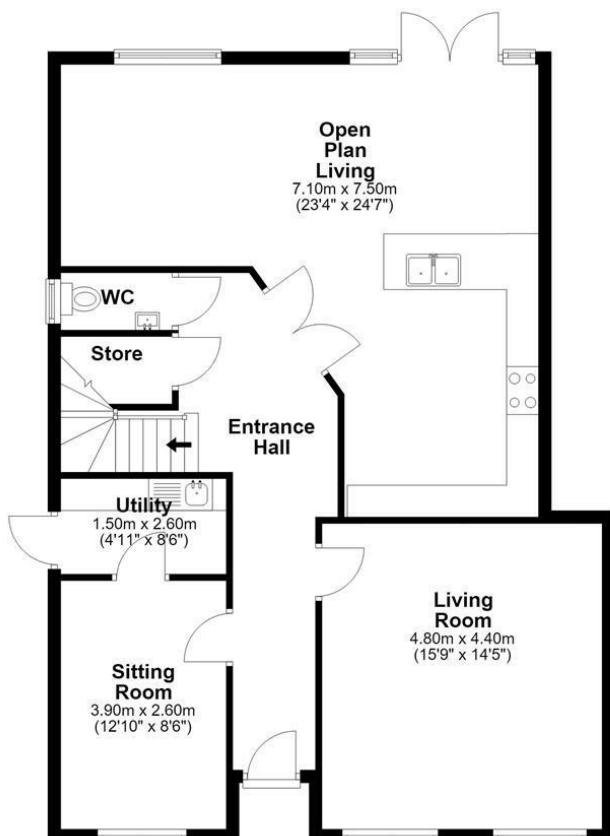
EPC Rating:

C

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C	72	80
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC

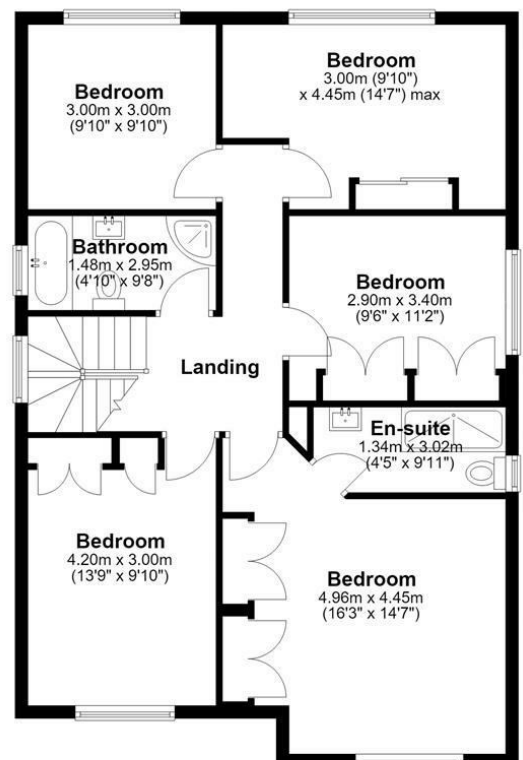
Ground Floor

Approx. 93.4 sq. metres (1005.0 sq. feet)



First Floor

Approx. 83.5 sq. metres (898.7 sq. feet)



Total area: approx. 176.9 sq. metres (1903.7 sq. feet)

This floor plan has been created by a third party and should be used as a general outline for guidance only. Any areas, measurements or distances quoted are approximate and any intending purchaser or lessee should satisfy themselves by inspection, searches, enquiries and/or full survey as to the correctness of each statement. We accept no responsibility or liability for any loss whatsoever that may arise as a result of this plan and the information contained within.

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Stock Road