Quirks
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# 8 Post Meadow, Billericay, CM11 2SE

## Asking Price £595,000

- FOUR BEDROOMS
- SOUTH WEST FACING GARDEN
- INTEGRAL GARAGE
- AMPLE STORAGE THROUGHOUT
- TWO RECEPTION ROOMS
- DETACHED HOUSE
- CUL DE SAC LOCATION
- DRIVEWAY PARKING
- LANDSCAPED GARDEN
- NO ONWARD CHAIN

108a High Street, Billericay, Essex, CM12 9BY
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Situated within a sought-after cul-de-sac, this four-bedroom detached home extends to almost 1,300 sq.ft. and has been enhanced throughout with bespoke Neville Johnson furniture. The property is entered via an enclosed porch, opening into a spacious living room with stairs rising to the first floor and double doors leading through to the dining room. Positioned to the rear of the house, the dining room enjoys views over the south-west facing garden and opens onto the patio via French doors. The adjoining kitchen is fitted with a comprehensive range of base and eye-level units with Corian work surfaces, incorporating space for a cooker and hob, fridge/freezer and further appliances. A useful floor-to-ceiling cupboard provides excellent pantry space, whilst a further door gives access to the integral garage and side of the property. Upstairs, there are four bedrooms, all served by the family bathroom. The principal bedroom features an extensive range of bespoke Neville Johnson fitted furniture, creating a superb dressing area with an abundance of fitted wardrobes and cabinetry. Neville Johnson craftsmanship continues throughout the home with bespoke shelving and the staircase, giving the interior a distinctive and high-quality finish. Bedroom two also benefits from fitted wardrobes, whilst the remaining bedrooms are all well-proportioned and offer flexibility for family life, guests or those working from home. Externally, the property offers driveway parking leading to the integral garage, which benefits from power, lighting and plumbing for a washing machine. The south-west facing rear garden has been attractively landscaped, with a generous paved terrace spanning the width of the property, providing an excellent space for outdoor dining and entertaining. The remainder is laid to lawn with established planting to the borders, enclosed by timber fencing and complemented by side access and a useful timber shed.

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Council Tax Band: E

Entrance Porch

Downstairs W.C

Living Room
18'8 x 14'5

Dining Room
14'5 x 9'6

Kitchen
13'9 x 7'10

Landing

Bedroom One
14'5 x 10'6

Bedroom Two
13' x 8'

Bedroom Three
13'1 x 7'10

Bedroom Four
10'6 x 8

Bathroom
10'10 x 5'6

Garage
16'9 x 7'10

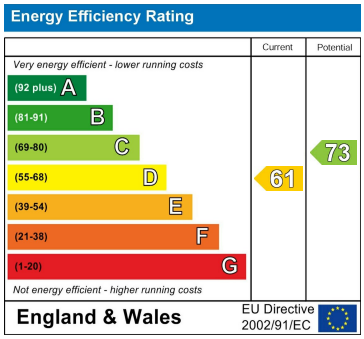
Garden
South West Facing

## Viewings

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

## EPC Rating:

D



Total area: approx. 120.1 sq. metres (1292.7 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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