Quirk & Partners®

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7 Martingale Road, Billericay, CM11 1SG

Asking Price £825,000

- UN-OVERLOOKED SOUTH FACING GARDEN
- W.C, EN-SUITE & BATHROOM
- MODERN INTEGRATED KITCHEN
- TWO SETS OF FRENCH DOORS TO THE GARDEN
- SCOPE TO EXTEND (STPP)
- FOUR SPACIOUS BEDROOMS
- DOUBLE LENGTH GARAGE
- SOUGHT AFTER NORSEY FARM DEVELOPMENT
- OFF ROAD PARKING FOR THREE CARS
- NEARBY BUTTSBURY & MAYFLOWER SCHOOLS

108a High Street, Billericay, Essex, CM12 9BY
01277 626 541
billericay@quirkandpartners.co.uk
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This immaculately presented four bedroom family home, is located in a quiet position on the sought after Norsey Farm Development, within walking distance of Buttsbury & Mayflower Schools and Norsey Woods Nature Reserve. Externally there is off road parking for 3/4 cars, plenty of storage space with a 32ft long, double length garage, storage shed with power and lighting, secluded South West facing rear garden, with sandstone paved patio and well maintained flower and shrub borders. The accommodation includes an entrance hallway, with built-in storage cupboard and ground floor W.C. There are two key reception rooms, both with double glazed French doors leading to the rear garden, the living room enjoys a dual aspect and a feature gas fireplace (untested) there is also a modern integrated kitchen / breakfast room, with a recently installed Baxi gas boiler installed in 2025, benefitting from remaining warranty. The kitchen also has side door access, to the covered and gated sideway. The first floor landing has a built in airing cupboard, housing the hot water cylinder (replaced in 2025) and there is a fitted pull down ladder, providing access to the large loft area, with, lighting, insulation and plenty of boarded storage space. Bedroom one overlooks the rear garden, with fitted wardrobes and a en-suite shower room. There are three further spacious bedrooms, with further storage space included and a modern, fully tiled bathroom, with paneled bath and wall mounted shower above.

4 2 2 C

Council Tax Band: F







ENTRANCE HALLWAY
14'2 x 6'1

GROUND FLOOR W.C

MODERN INTEGRATED KITCHEN / BREAKFAST ROOM
15'9 max x 11'5

DINING ROOM WITH FRENCH DOORS
12'6 x 8'6

DUAL ASPECT LIVING ROOM WITH FRENCH DOORS
19'4 x 12'6

FIRST FLOOR LANDING

BEDROOM ONE
12'6 x 12'5

EN-SUITE SHOWER ROOM

BEDROOM TWO
11'4 x 11 max

BEDROOM THREE
11'10 x 8'1

BEDROOM FOUR
9'1 x 8'11

FAMILY BATHROOM
7 x 5'10

DOUBLE LENGTH GARAGE
32'2 x 8'3

SOUTH WEST FACING REAR GARDEN
50 x 36

STORAGE SHED WITH POWER SUPPLY
19'2 x 4'2

OFF ROAD PARKING FOR THREE / FOUR CARS









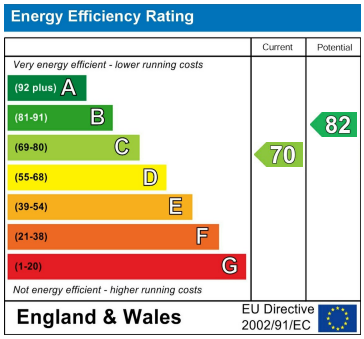


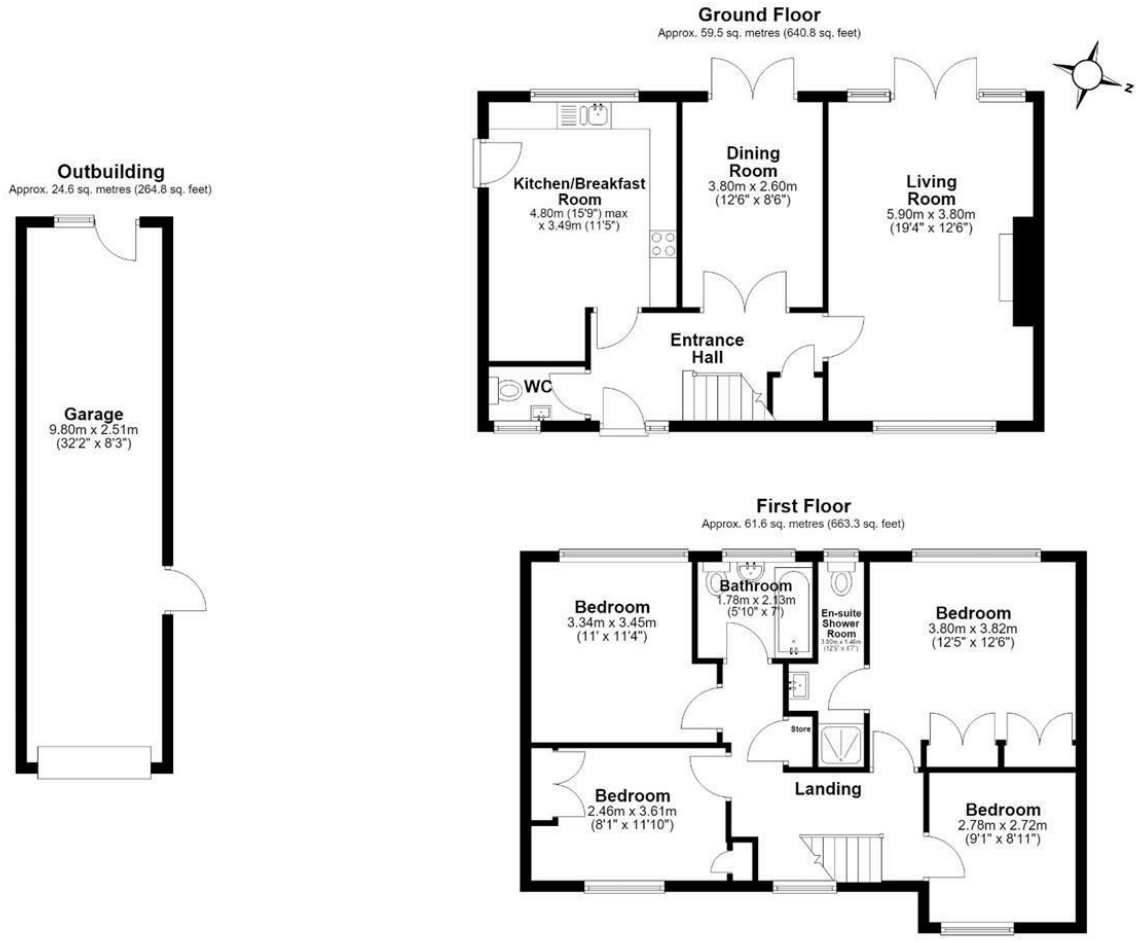
Viewings

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

EPC Rating:

C





Total area: approx. 145.8 sq. metres (1568.9 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, 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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