





Coxes Farm Road, Billericay Asking Price £950,000 Cowling & Payne present this exquisite, brand new, detached house to the market. This 3/4-bedroom residence showcases the very pinnacle of contemporary design, exuding an air of elegance and sophistication. The property is immaculate, having been carefully crafted to provide just under 2000 square feet of luxurious accommodation. As soon as you step foot onto the block-paved driveway, which comfortably accommodates a double car port, you will know you have arrived somewhere truly special.

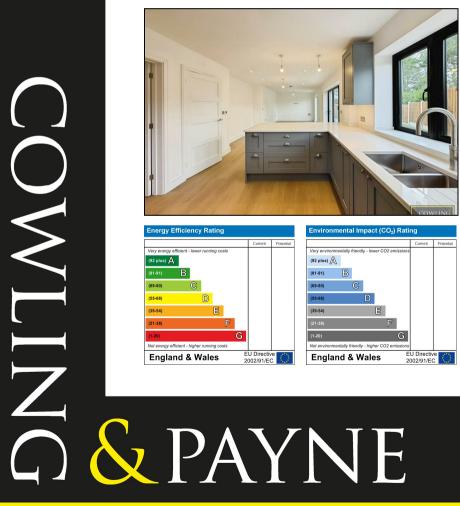
Situated comfortably on a corner plot, the house commands an elevated position, offering panoramic views across the stunning Billericay countryside. Privacy and security are paramount in this gated new build development, which makes it an even more enviable proposition.

Designed with modern living in mind, the house boasts one open-plan reception room, effortlessly blending styling and practicality. Complete with access to the garden via imposing bi-folding doors, this room ensures the outdoors can be appreciated and utilized, whatever the season.

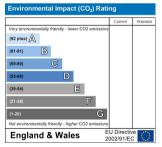
The property offers 4 spacious bedrooms, three of which have their respective en-suite bathrooms. These en-suite bedrooms promise both privacy and convenience, making them perfect for family members or quests alike. The fourth bedroom, located on the ground floor, exudes the same level of quality and comfort as the rest of this immaculate residence.

Numerous other touches make this house truly unique. The presence of a utility room off the kitchen adds to the practicality of the property. Indeed, this is not just a home, but a lifestyle choice.

In summary, the property offers an unrivalled opportunity to acquire a brand new home, delivering incomparable quality and style. Sat within a very private, gated new build development of four luxurious homes, this property promises an enhanced level of privacy which is truly hard to replicate. Viewing is highly recommended to fully appreciate the quality on offer.



				Current	Potent
Very energy efficient - lo	wer runnin	g costs			
(92 plus) A					
(81-91) B					
(69-80)	2				
(55-68)	D				
(39-54)		邑			
(21-38)		F			
(1-20)			G		
Not energy efficient - hig	her runnin	g costs			



ENTRANCE HALL WC **GROUND FLOOR BEDROOM EN-SUITE** GROUND FLOOR BEDROOM/STUDY KITCHEN/LOUNGE/DINER **UTILITY ROOM** FIRST FLOOR LANDING BEDROOM **EN-SUITE BEDROOM**

EN-SUITE

PRIVATE REAR GARDEN OFF STREET PARKING DOUBLE CAR PORT COUNTRYSIDE VIEWS UNDER FLOOR HEATING SYSTEM AIR SOURCE HEAT PUMPS





This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. loons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.

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Denotes head height below 1.5m



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