



Scrub Rise, Billericay



# Scrub Rise Billericay

£850,000

One of two newly built four-bedroom semi-detached homes by Les Clark Construction Ltd, located in a desirable area with a generous 150' rear garden (STLS). The spacious reception hall leads to a cloakroom, study, and living room, while the open-plan kitchen family room features wall-to-wall glazed sliding doors overlooking the garden. The kitchen, by West End Interiors, is equipped with Siemens and Miele appliances, Quooker hot tap and includes a large island and pantry, leading to a utility room. On the first floor, the master bedroom offers a vaulted ceiling, dressing area, and en-suite shower room. Bedroom two also includes an en-suite, with a family bathroom serving the third bedroom and bedroom four located on the second floor. The property utilises an air source heat pump for eco-friendly underfloor heating on the ground floor and radiators on the floors above. Located on a quiet residential street in Billericay, it falls



within the catchment area for Quilters Infants, Quilters Junior and the Billericay Schools (subject to acceptance). It is within walking distance to Billericay High Street and mainline railway station, providing access to London Liverpool Street. The rear garden is split-level, featuring a porcelain paved patio and space for a garden room where a hardstanding area and power supply has already been provided. This home also comes with a ten-year Build Zone warranty.



**Reception Hall**

**Cloakroom**

**Living Room** 15' 10" x 10' 0" (4.82m x 3.05m)

**Study** 12' 0" x 7' 6" (3.65m x 2.28m)

**Kitchen/Family Room** 26' 4" x 19' 3" *narr. to 10'3"* (8.02m x 5.86m>3.12m)

**Larder** 5' 8" x 4' 3" (1.73m x 1.29m)

**Utility Room** 8' 4" x 5' 8" (2.54m x 1.73m)

**First Floor Landing**

**Bedroom One** 19' 3" x 10' 3" (5.86m x 3.12m)

**Dressing Room** 8' 3" x 8' 4" (2.51m x 2.54m)

**En-suite Shower**

**Bedroom Two** 15' 10" *into door recess* x 10' 0" (4.82m x 3.05m)

**En-suite Shower**

**Bedroom Three** 13' 7" *into dormer window* x 8' 0" (4.14m x 2.44m)

**Bathroom**

**Second Floor Landing**

**Bedroom Four** 10' 0" x 9' 2" (3.05m x 2.79m) *into eaves.*





















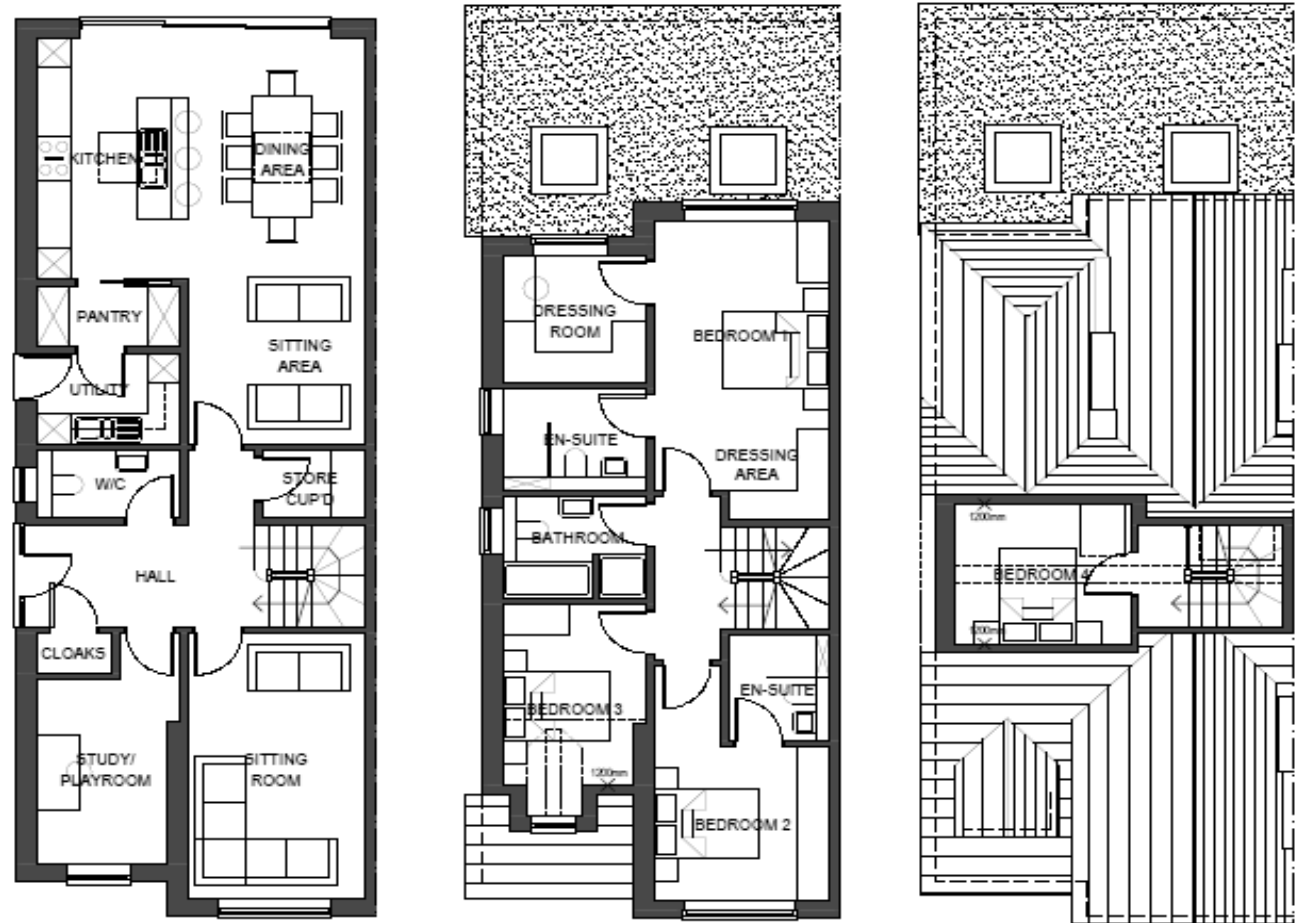
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