



Walkers
People & Property

Noak Hill Road, Billericay. CM12 9UG

Guide Price £1,295,000

66 Noak Hill Road

Billericay. CM12 9UG

This striking contemporary home extends to over 2,500 sq ft, offering beautifully proportioned and thoughtfully designed accommodation over three floors, with a sizeable garden and open views. Council Tax band: G

Tenure: Freehold

EPC Energy Efficiency Rating: C

EPC Environmental Impact Rating: C

- No onward chain
- Extending to over 2,500 sq ft of living accommodation
- Open views to the rear
- Detached double garage & driveway space for multiple vehicles





Noak Hill Road

Billericay, CM12 9UG

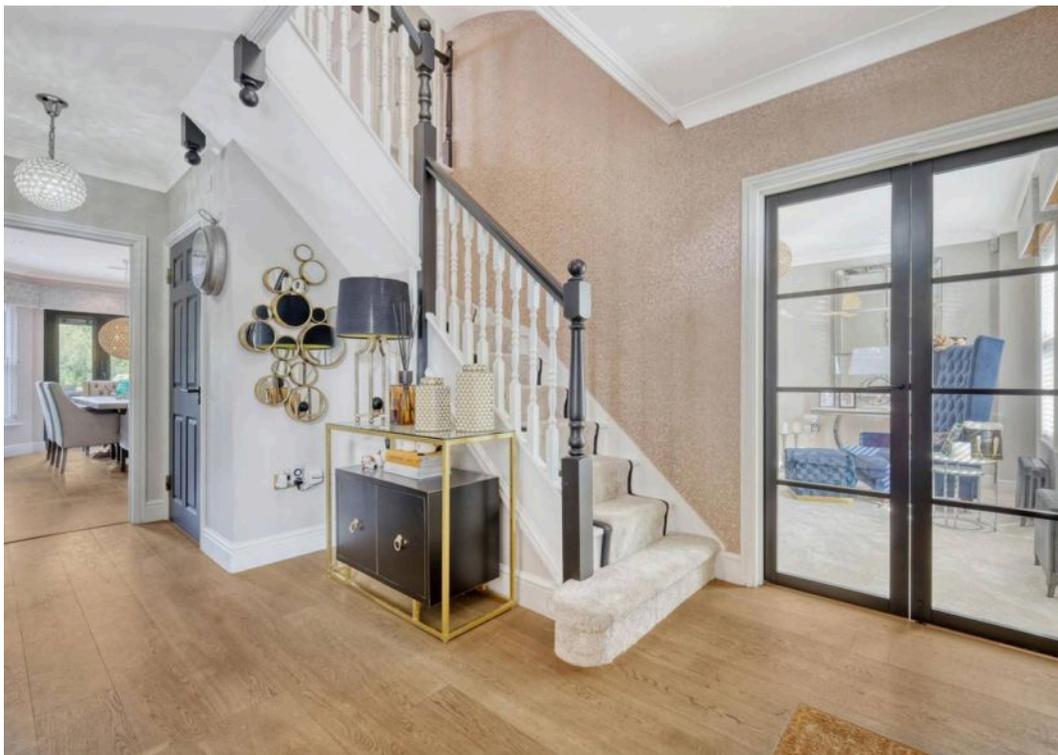
This striking contemporary home extends to over 2,500 sq ft, offering beautifully proportioned and thoughtfully designed accommodation arranged over three floors, with a sizeable garden and open views to the rear. Finished to an exceptional standard, it combines modern family living with elegant styling.

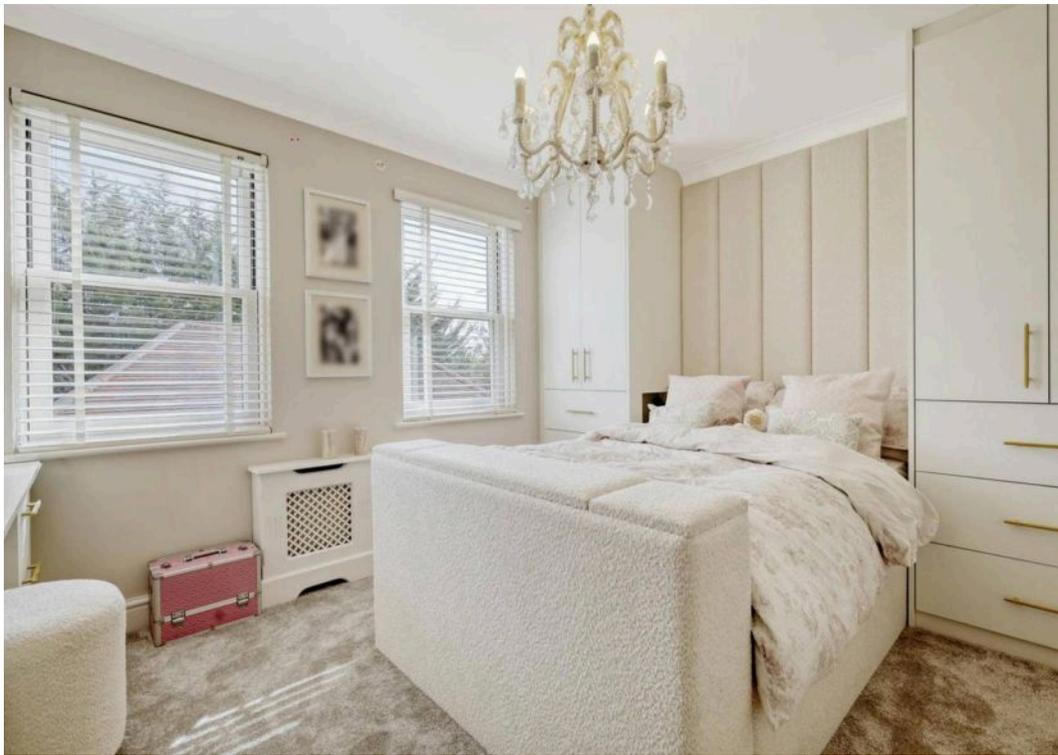
The inviting entrance hall creates an immediate sense of space and leads into three versatile reception rooms. The dual-aspect living room is a wonderful centrepiece, filled with natural light from its wide windows and French doors opening onto the garden, and centred around a stylish fireplace. A separate formal dining room provides the perfect setting for entertaining, while a further reception room serves equally well as a playroom or study.

To the rear, the kitchen/breakfast room has been fitted with bespoke cabinetry and quality appliances, including a range cooker. A generous dining area makes this a sociable space for family gatherings, with doors opening directly to the terrace for effortless indoor-outdoor living. Completing the ground floor is a utility room with practical storage and appliance space, a guest cloakroom, and a large cupboard.

The first floor provides three spacious double bedrooms. Two of these open onto private balconies, ideal for enjoying morning coffee or evening sun, and one benefits from its own en-suite shower room. A sleek four-piece family bathroom serves the remaining bedrooms, all



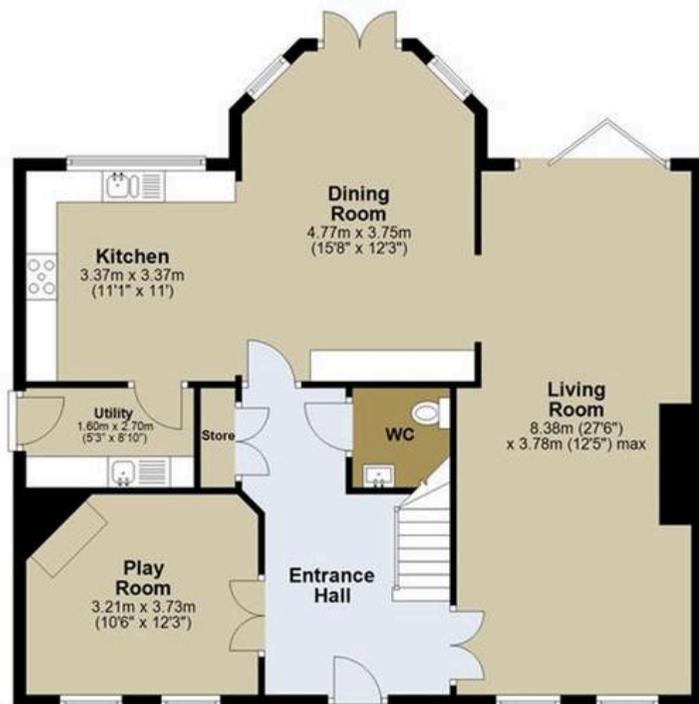




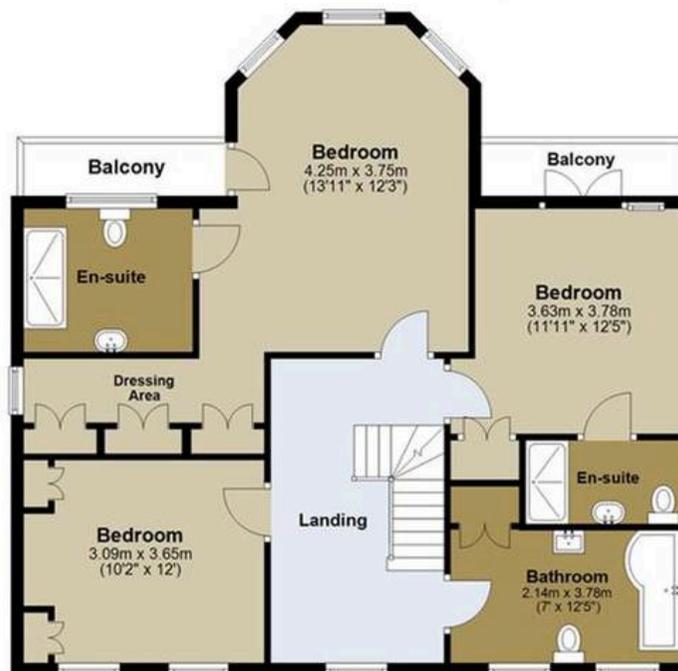




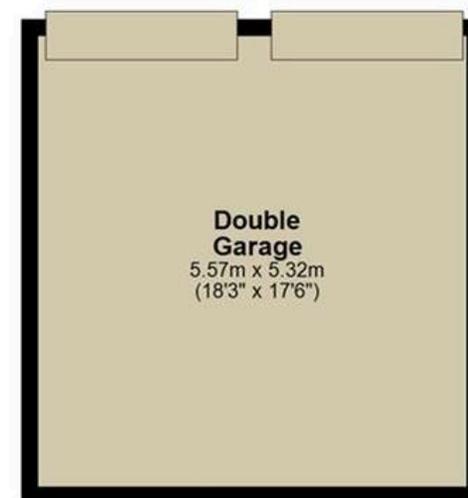
Ground Floor
 Approx. 95.7 sq. metres (1029.9 sq. feet)



First Floor
 Approx. 88.4 sq. metres (951.0 sq. feet)



Outbuilding
 Approx. 29.7 sq. metres (319.3 sq. feet)



Second Floor
 Approx. 51.4 sq. metres (552.9 sq. feet)



Measurements are approximate and for illustration purposes only. While we do not doubt the accuracy and completeness, we advise you conduct a careful independent assessment of the property to determine monetary value.

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About Us

Walkers | People & Property is built on a lifelong family passion for homes. Martin, Gillian and Adam Walker lead a respected, professional team who live and breathe all aspects of property. With over 30 years of experience, we understand the moving process on a personal level and are committed to delivering exceptional results. Most of all, helping people move is our hobby, and handing over the keys to excited buyers remains our favourite moment.

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