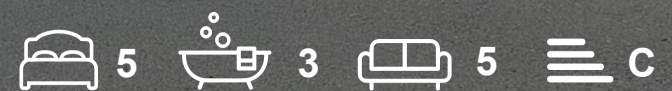




51a Hillhouse Drive, Billericay CM12 0BA

Offers In Excess Of £1,150,000



51a Hillhouse Drive Billericay CM12 0BA Offers In Excess Of

Offers in excess of £1,150,000 A modern five bedroom detached family house, situated at the end of a 160' long private driveway serving just 2 properties. With accommodation extending to over 2,500 sqft, the property offers spacious and versatile living space, conveniently located overlooking Lake Meadows park, close to Billericay Station and High Street, and in the Buttsbury/Mayflower area.

You enter the property into a lovely open hallway with built-in storage and a ground floor cloakroom. To the front is a study and a family room, and the well-proportioned lounge sits behind the study and leads through to the large dining room with double doors out to the garden patio. Set between the dining room and hall is a snug which also gives access to the large open-plan kitchen/breakfast room fitted in a range of light oak style units, integrated appliances and double doors leading out to the garden patio. There is a separate utility room with a doors out to the side way.

Up on the first floor is a very spacious galleried landing which gives access to the five bedrooms, family bathroom and airing cupboard. The master bedroom comes with fitted wardrobes and an en-suite shower room; this room has delightful views over the country park, along with two other bedrooms. bedrooms two and three share a Jack & Jill en-suite shower room; bedroom two also has fitted wardrobes. Bedrooms four and five are served by the family bathroom, fitted with a white suite.

To the front is a detached double garage, with twin electric doors. There is additional parking in front of the garage and a turning area. Access at both sides of the house leads round to the south facing rear garden with a paved patio, lawn with bordering flowers, shrubs and trees.





RECEPTION HALL
14 max x 13'9 (4.27m max x 4.19m)

SITTING ROOM
19'6 x 13 (5.94m x 3.96m)

FAMILY ROOM
12'6 x 10'4 (3.81m x 3.15m)

DINING ROOM
20'5 x 7'4 (6.22m x 2.24m)

STUDY
13 x 6'9 (3.96m x 2.06m)

SNUG
9'4 x 9 (2.84m x 2.74m)

KITCHEN/BREAKFAST ROOM
18'10 x 12'10 (5.74m x 3.91m)

UTILITY ROOM
6 x 5'5 (1.83m x 1.65m)

GROUND FLOOR CLOAKROOM
6'6 x 3'9 (1.98m x 1.14m)

BEDROOM ONE
17'10 max x 13 (5.44m max x 3.96m)

EN-SUITE SHOWER ROOM
8'3 x 5'2 (2.51m x 1.57m)

BEDROOM TWO
16'5 x 13 (5.00m x 3.96m)

JACK & JILL EN-SUITE SHOWER ROOM
7'6 x 4'4 (2.29m x 1.32m)

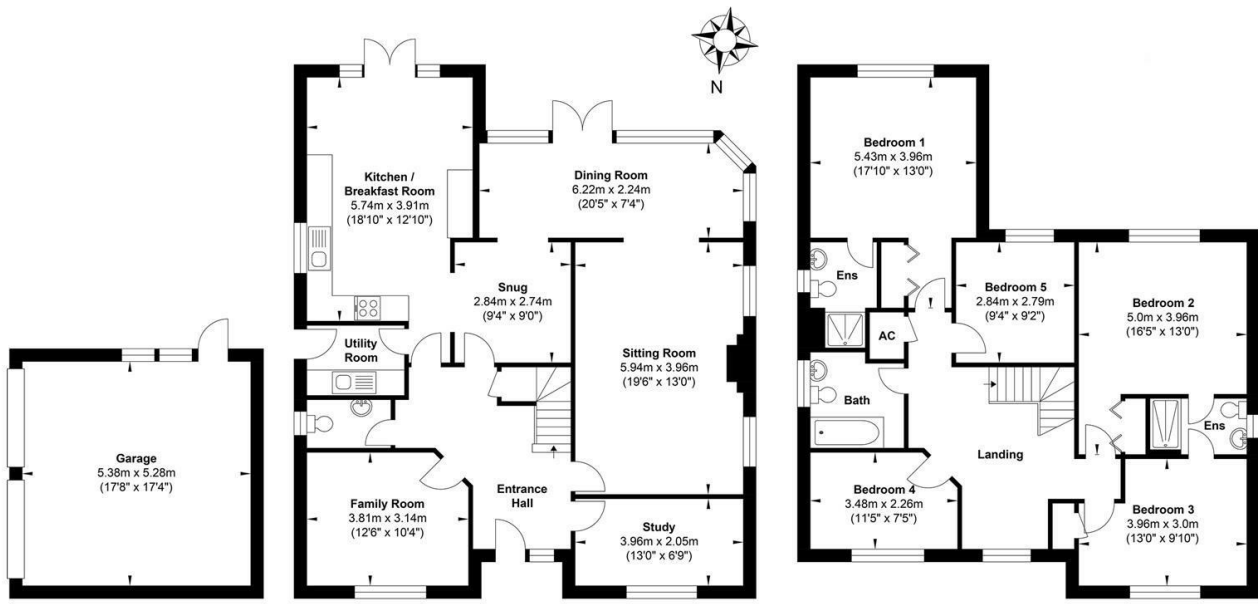
BEDROOM THREE
13 x 9'10 (3.96m x 3.00m)

BEDROOM FOUR
11'5 x 7'5 (3.48m x 2.26m)

BEDROOM FIVE
9'4 x 9'2 (2.84m x 2.79m)

FAMILY BATHROOM
7'5 x 7'5 (2.26m x 2.26m)

DOUBLE GARAGE
17'8 x 17'4 (5.38m x 5.28m)



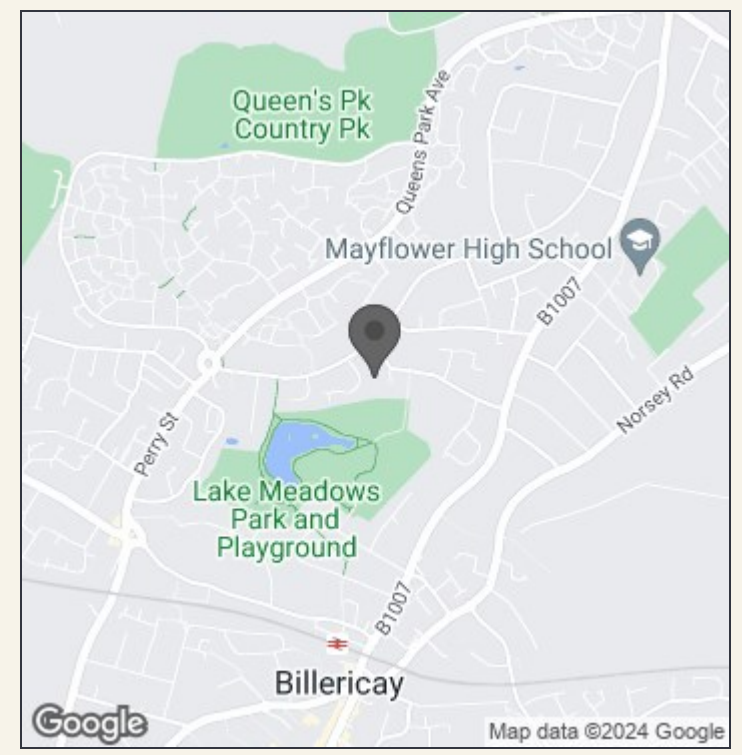
Outbuilding

Ground Floor

First Floor

Gross Internal Floor Area : 235 m2 ... 2530 ft2

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B		80	85
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	



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