



8 Highland Grove, Billericay CM11 1AF  
£875,000





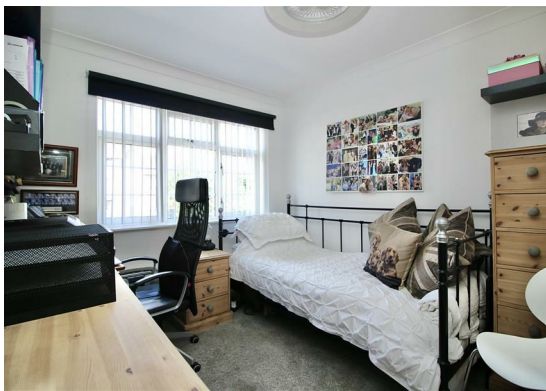
## 8 Highland Grove Billericay CM11 1AF

This impressive Georgian style four bedroom detached family house is located in a small cul-de-sac, just 5 minutes walk from Billericay train station and High Street.

You enter the property into a welcoming hallway with a ground floor cloakroom to the rear. The well-proportioned living room features a bow window and feature fireplace. The room leads through to the large conservatory which overlooks the beautiful, well-stocked and mature gardens. To the opposite side of the hall is the dining room, again featuring a bow window, with ample room for family dining. A further door leads you into the semi-open plan kitchen and breakfast room. The kitchen area is comprehensively fitted in a range of white gloss units, with extensive 'Corian' worktops and integrated appliances. The breakfast area is large enough for family dining, allowing for the dining room to be used as a second living room if desired. A door leads through to the large utility room (converted from the integral garage).

Up on the first floor is the landing area giving access to the four (double) bedrooms and the family shower room. The master bedroom is very spacious and comes with an extensive range of built-in wardrobes. The second bedroom has the benefit of an en-suite shower room and the remaining two bedrooms are large enough to accommodate double beds.

To the front of the house is a wide driveway/parking for upto 4/5 cars and to the rear is a mature and well-stocked split-level garden, which is un-overlooked, enjoying a southerly aspect. The garden has a raised seating terrace with steps down to the lawn and large timber deck surrounded by mature shrubs and trees. Agents note: The house is not currently connect to the mains drainage.







## ENTRANCE HALL

14'5 x 7'5 (4.39m x 2.26m)

## LIVING ROOM

20 x 11 (6.10m x 3.35m)

## CONSERVATORY

14'6 x 9 (4.42m x 2.74m)

## DINING ROOM

15 x 11 (4.57m x 3.35m)

## KITCHEN/BREAKFAST ROOM

23'10 x 11'9 narrowing to 8'10 max  
(7.26m x 3.58m narrowing to 2.69m max)

## UTILITY ROOM

12 x 8 (3.66m x 2.44m)

## GROUND FLOOR CLOAKROOM

## BEDROOM ONE

20 x 11 (6.10m x 3.35m)

## BEDROOM TWO

12'2 x 9'6 (3.71m x 2.90m )

## EN-SUITE SHOWER ROOM

## BEDROOM THREE

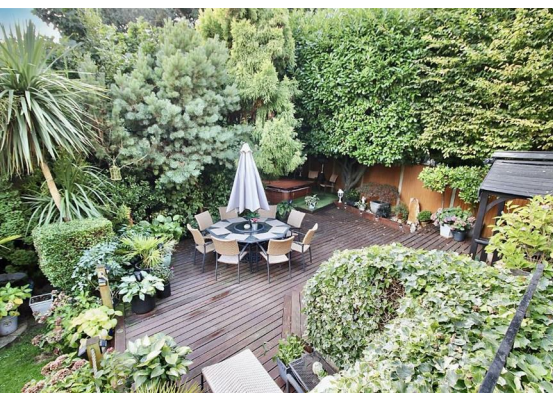
10'9 x 10 (3.28m x 3.05m)

## BEDROOM FOUR

10'9 x 8'7 (3.28m x 2.62m)

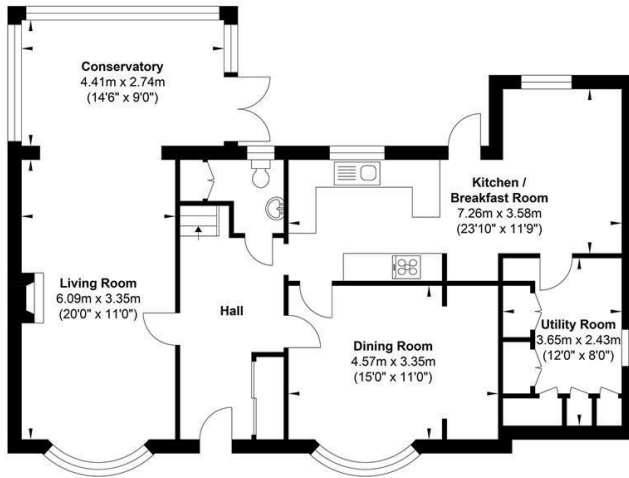
## FAMILY SHOWER ROOM

11 x 6 (3.35m x 1.83m)

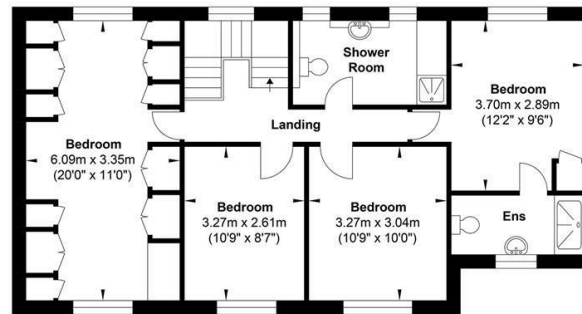




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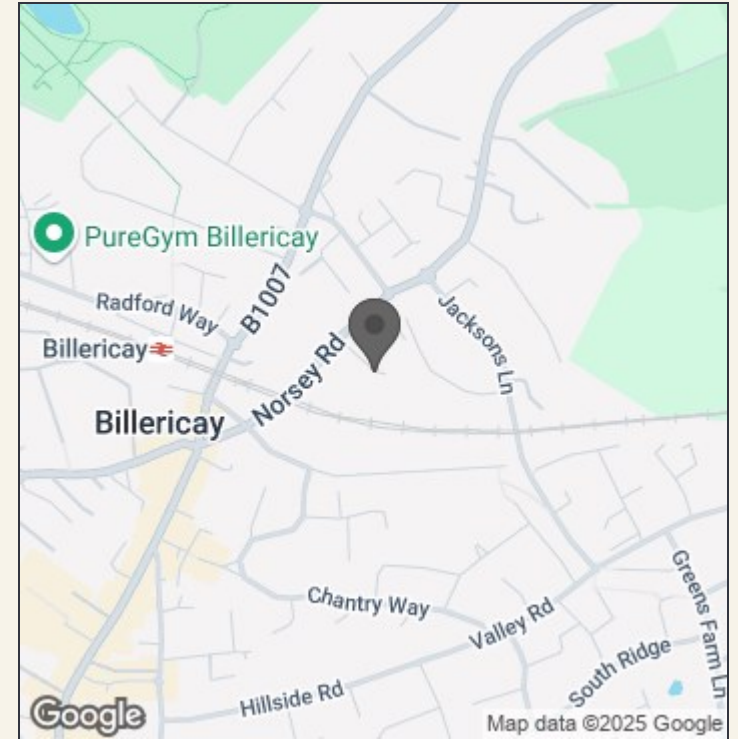
Ground Floor




First Floor

Gross Internal Floor Area : 161.80 m2 ... 1742 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) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		<b>72</b>
(55-68) <b>D</b>	<b>58</b>	
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC 	

**VIEWING:** Strictly by prior arrangement with Ashton White Estate Agents.

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