



## Billericay, Monthly Rental Of £2,500, 4 Bed Detached House

**Noak Hill Road Area....** STUNNING, Four Bed Detached Modern Family Home with Open Plan Plan Family Room and Kitchen / Dining / Study Areas. Then Separate Play Room and Sitting Room. Folding Doors to Rear Garden. Minutes from Noak Hill Golf Course.

Off St Parking & **Vehicle Charging Point**

**Council Tax Band: F   EPC Rating: D   Tenure: Freehold**



Margeth Road, Essex, CM12 9UT

NOAK HILL ROAD AREA !

STUNNING REFURBISHED FOUR / FIVE BED DETACHED FAMILY HOME

POTENTIAL TO USE SITTING ROOM AS SMALL GROUND FLOOR BED

LOTS OF GROUND FLOOR ACCOMMODATION

SHOWER ROOM ON GROUND FLOOR AND FULL FITTED BATHROOM TO 1ST FLOOR

LARGE OPEN PLAN FAMILY / DINING ROOM WITH FOLDING DOORS TO GARDEN

SEPARATE SITTING ROOM / PLAY ROOM AND UTILITY ROOM

AVAILABLE FOR VIEWINGS NOW / EMAIL YOUR REQUEST AND WE WILL SEND YOU A FORM

MOVE IN DATE FROM: 1ST OF JULY 2025

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Energy Performance Rating: D

Council Tax Band: F

Inspected By: Thomas Devlin-James

**Disclaimer:** The measurements indicated are supplied for guidance only, potential buyers are advised to re-check the measurements before committing to any expense.

Rooms:

20ft Entrance Hall with Two Walk-In Cupboards

Ground Floor Shower Room with Wash Hand Basin and WC

Open Plan Family Room / Fitted Kitchen / Study Area

Family Room Area with Folding Doors to Rear Garden  
19' 8" x 9' 4" (5.99m x 2.84m)

Modern Refurbished Kitchen / Dining Area  
19' 8" x 8' 2" (5.99m x 2.49m)

Play Room off the Kitchen / Dining Area  
10' 11" x 9' 6" (3.32m x 2.89m)

Sep Utility Room  
7' 10" x 6' 3" (2.39m x 1.90m)

Sitting Room / Poss Bed Five  
10' 6" x 7' 10" (3.20m x 2.39m)

**Ist Floor Landing**

**Bedroom to Rear**

12' 2" x 10' 6" (3.71m x 3.20m)

**Bedroom To Front**

13' 3" x 7' 7" (4.04m x 2.31m)

**Bedroom to Front**

9' 5" x 8' 1" (2.87m x 2.46m)

**Modern Family Bathroom**

**Landscaped Gardens with Two Patio Areas**









