



MEACOCK & JONES

142 Laindon Road
Billericay
£1,950,000

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142 Laindon Road, Billericay, , CM12 9LE

A very substantial and tastefully appointed family home on a spacious plot, nestled between Billericay High Street and Little Burstead. Ideally situated within walking distance to Billericay Station, with a 30 minute link to London Liverpool Street station, this appealing property falls within the catchment for Quilters Infants & Junior Schools and is close to the highly regarded Billericay Secondary School.

Upon entry, the expansive, double height reception hall offers a prestigious first impression, as a feature glass balustrade staircase ascends to the first floor galleried landing. The total area of this property, including the garage and outbuilding, covers 5,454 square feet. The open plan kitchen/breakfast room has been well appointed and overlooks the westerly rear garden and undulating countryside beyond. The kitchen is very much the hub of this attractive property and can comfortably accommodate an informal dining table and sofa area.

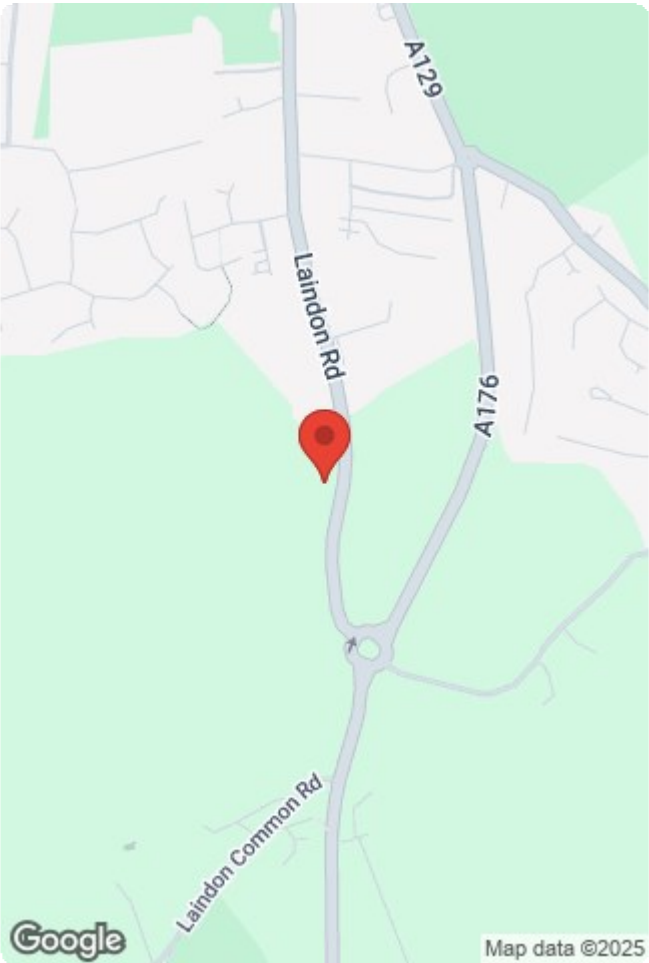
The living room is of an ideal size for formal entertaining. The dining room is spacious and conveniently situated adjacent to the kitchen and utility room. The study is ideally suited to those that work from home. A well proportioned bedroom has a beautifully fitted shower room next door, which is very useful to those that require to sleep on the ground floor level.

The leisure facilities at the house are extensive. They incorporate a home cinema and gymnasium. The games room currently features a pool table and makes an excellent entertainment space. French doors open to the plunge pool area. This space also features a kitchenette and shower room, should a proposed buyer desire to convert the area into annexe accommodation for an au pair or elderly relative. Attractive features include the Sonos sound system, CCTV and three air conditioning units.

Upstairs, the primary suite incorporates a bedroom area, informal living room, en-suite shower area and dressing room. Panoramic views of the surrounding gardens and expansive countryside beyond, can be enjoyed from this bedroom and two of the three other very large bedrooms on the first floor area.

Outside the rear garden has a westerly elevation, so is in sunshine throughout virtually the entire day. Across the rear of the property is a spacious terrace, of an ideal size for summer barbecues. Beyond is a pool area. The rear garden measures 145' in depth by 100' in width, (as measured across the rear boundary). In fact the entire plot measures 0.475 acre. As previously mentioned, the house is surrounded by open countryside, affording magnificent views and great walks. There is a second terrace to the side elevation, beside the kitchen, which, given the southerly orientation, makes a perfect sun trap. A detached outbuilding currently provides a superb office space, though this room is very versatile and could offer a range of uses, such as a teenage den or sports/hobbies room.

The house is accessed through electronically operated security gates which open to a large driveway which enables generous off street parking. This leads to the detached oversized double garage. The property is screened from the road by a retaining brick wall and mature laurel hedgerow.



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
	75	80
England & Wales		
	EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
England & Wales		
	EU Directive 2002/91/EC	

