

oakheart



£1,500,000

Guide Price
Western Road, Billericay

Guide Price: £1,500,000 - £1,600,000.

An exquisite 5-bedroom detached home spanning over 2800 square feet, nestled in the charming town of Billericay. Perfectly situated within close proximity to the mainline station, this splendid residence combines modern comfort and elegance.

Upon entering, you'll be greeted by a grand and spacious ground floor that is perfect for both family living and entertaining. The centrepiece of this level is the expansive family kitchen, equipped with appliances and featuring two sets of bifold doors that seamlessly connect the interior with the rear garden. Flooding the room with natural light. Adjacent to the kitchen, you'll find a

separate utility room. The ground floor also boasts a comfortable sitting room, an elegant dining room for gatherings, a private study, and a playroom for the younger members of the family. A convenient W/C is also provided for guests' convenience.

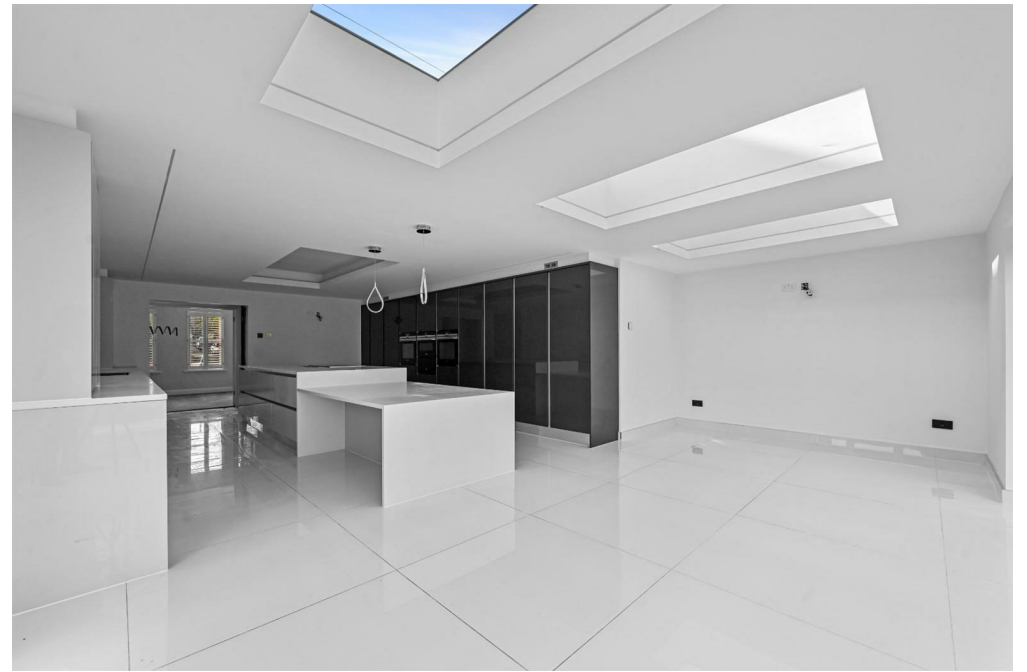
Ascending to the first floor, you'll discover the epitome of luxury living. The principal suite is a sanctuary in itself, complete with a dressing room that offers ample storage space and a sumptuous ensuite. The ensuite provides a spa-like experience. The highlight of the principal suite is undoubtedly the private balcony, a retreat to enjoy your morning coffee or unwind with a glass of wine in the evening. The second bedroom also benefits from an ensuite facility fitting to the highest of standards, three additional well-appointed

bedrooms on this level offer comfort and privacy for family and guests alike. They are thoughtfully designed and provide versatility in usage. A beautifully designed family bathroom with high-end finishes completes this level.

The exterior of this remarkable home is equally impressive. A garage and off-road parking provide ample space for multiple vehicles. The garden is a true oasis, featuring a large patio/social space that is perfect for outdoor entertaining. The remaining garden area is laid to lawn, creating a serene backdrop.







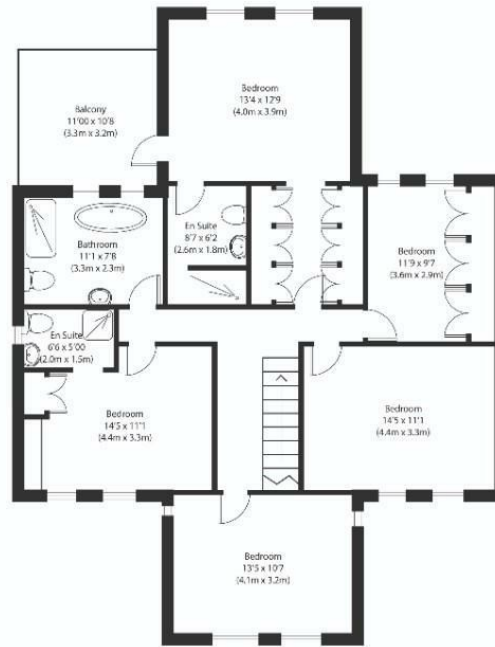


Approximate Gross Internal Area
2860 sq ft (266 sq m)

Disclaimer: If overall measurements and approximations are for illustrative purposes only. Whilst we do not doubt the floor plan accuracy and completeness, you or your advisors should conduct a careful independent investigation of the property in respect of necessary valuation. copyright www.oakheart.co.uk



Ground Floor



First Floor

Local Authority:
Basildon Borough Council

Tenure:
Freehold

Council Tax Band:
H

Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		74
(55-68) D	58	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon.

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