



252
NOAK HILL ROAD

Spacious, stylish and wonderfully homely, 252 Noak Hill Riad is a perfect place to put down roots and make memories.

Designed and built by the current owners around twenty years ago, this handsome, detached home was created with love and longevity in mind. Grand in scale, yet warm in feel, it spans over 3,000 square feet and offers the kind of flexible living space that grows and evolves with your family's needs.

Four generous reception rooms provide endless possibilities – from cosy movie nights to lively family gatherings – while the 30ft central kitchen/diner forms the sociable heart of the home.

Upstairs, four large double bedrooms – each with their own bathroom – are accessed via an impressive galleried landing, complete with an eye-catching chandelier that adds that real “wow” moment as you arrive.

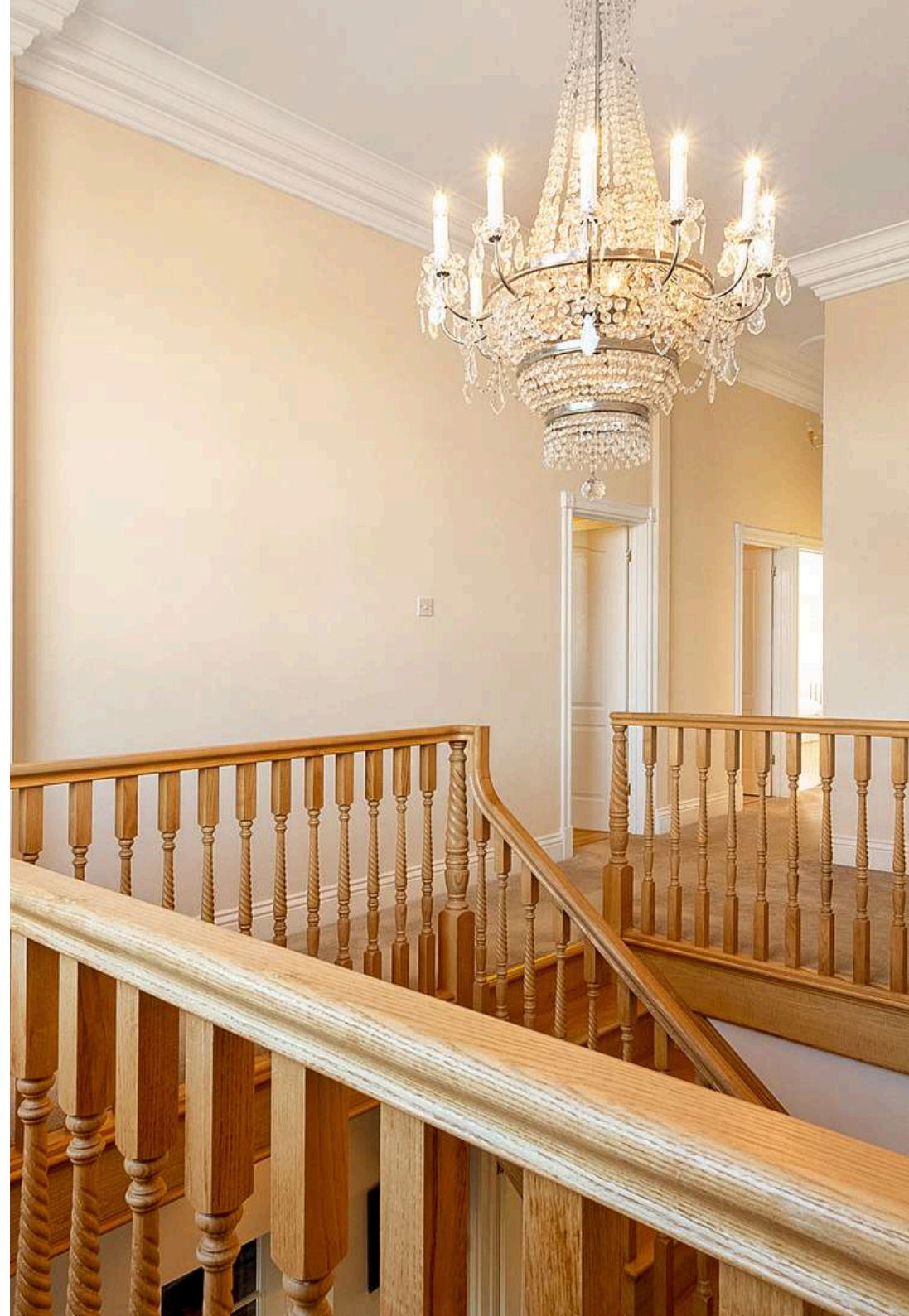
Let's explore...

Grace
Green.



STEP INSIDE...

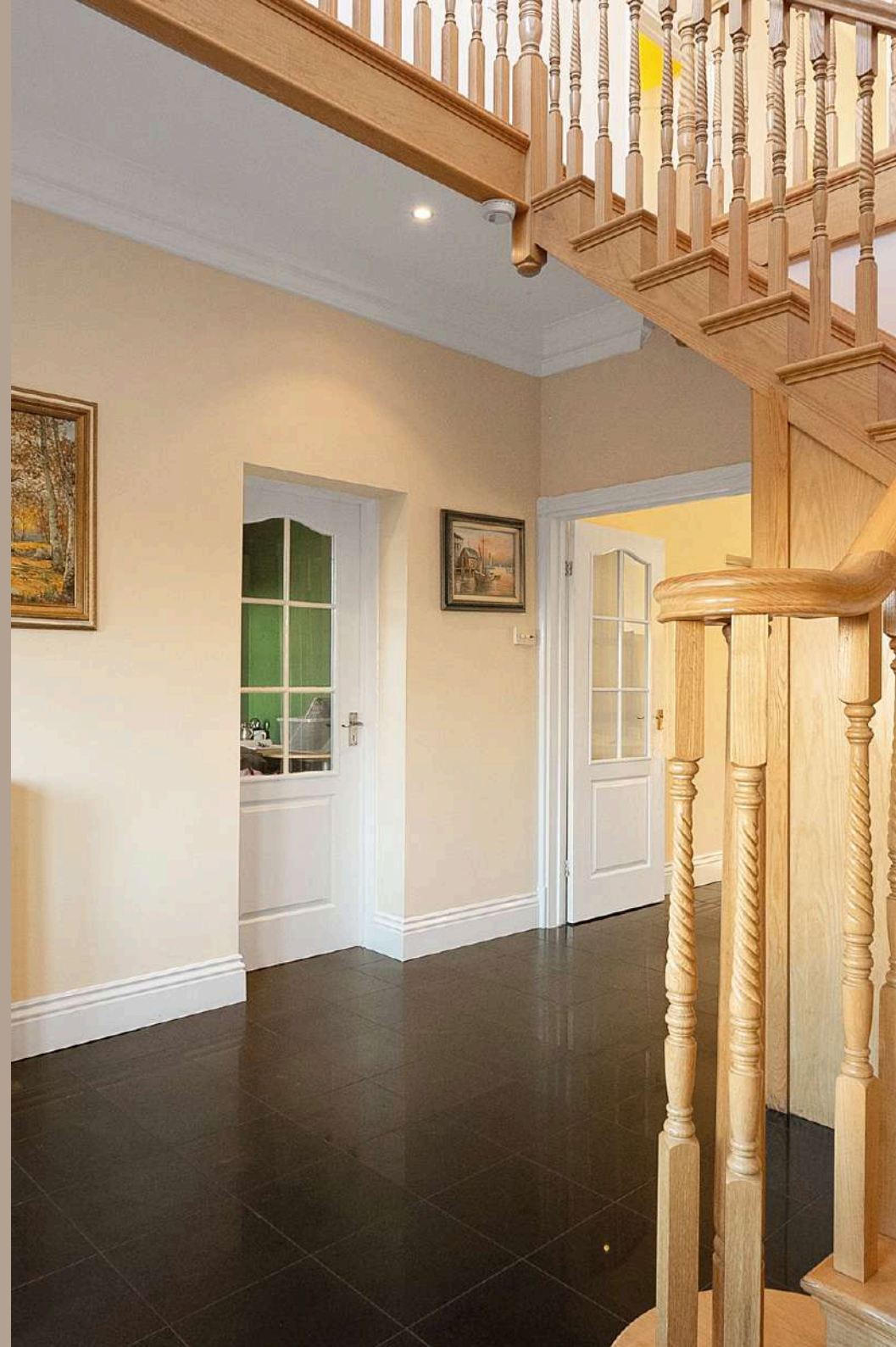
Open the front door and you're instantly greeted by light, space and a sense of welcome. The tiled hallway, flooded with sunshine from the full-height windows above, wraps around a beautiful oak staircase. Coats and muddy boots tuck neatly out of the way in the understairs cupboard – because let's face it, with kids, dogs, or both, there's always a bit of everyday chaos to contain!



Just off the hall, the first reception room is currently used as a home office – ideal for working from home or as a quiet homework den for older children.

Then it's into the showstopper of the house – the vast kitchen and dining space. With sleek black granite worktops, an island perfect for perching with a glass of something bubbly, and sunshine pouring in from the garden, it's a true family hub. There's space for a big table for six (or more), or why not add a comfy sofa and make it your go-to spot for slow weekend brunches?

Tucked just off here, the utility room keeps things neat and practical with plenty of storage, a downstairs WC, and hidden appliances.







ROOM FOR EVERYONE - *AND EVERYTHING*

The three further reception rooms flow beautifully off the kitchen. At the back of the house, the main lounge is bathed in natural light thanks to French doors that lead out onto the decking and garden. It's the kind of space you can imagine filled with laughter during the school holidays, or quiet Sunday mornings with a coffee and the papers.

Across the kitchen, the formal dining room – dressed in a dramatic deep red – sets the scene for grown-up dinner parties or festive family feasts. Internal double doors connect it to the formal living room, allowing you to open up the space when entertaining, or keep things snug and cosy when the mood suits. The living room, with its elegant sash-style windows and feature fireplace, has been a much-loved music room over the years – and its soaring ceilings make the acoustics just perfect!



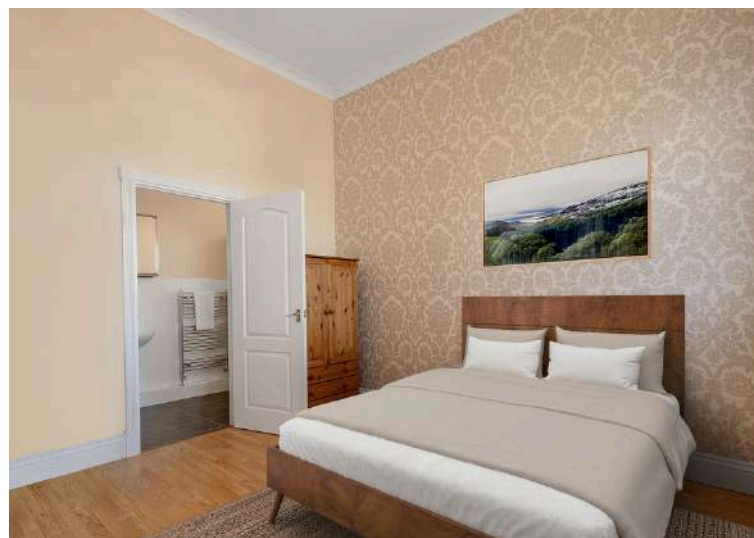


UPSTAIRS RETREATS

As you head up the beautiful oak staircase, the light continues to pour in from the central landing window. This open, galleried space feels almost like a room in its own right – a real focal point and a space that sets the tone for the airy, thoughtful layout upstairs.

At the front of the house are two large double bedrooms, each with their own ensuite bathrooms – perfect for teenagers or visiting guests. AI staging has been used for these two bedrooms to give you a glimpse into how these rooms once looked when furnished, showing the generous scale and potential for personalisation.





UPSTAIRS RETREATS

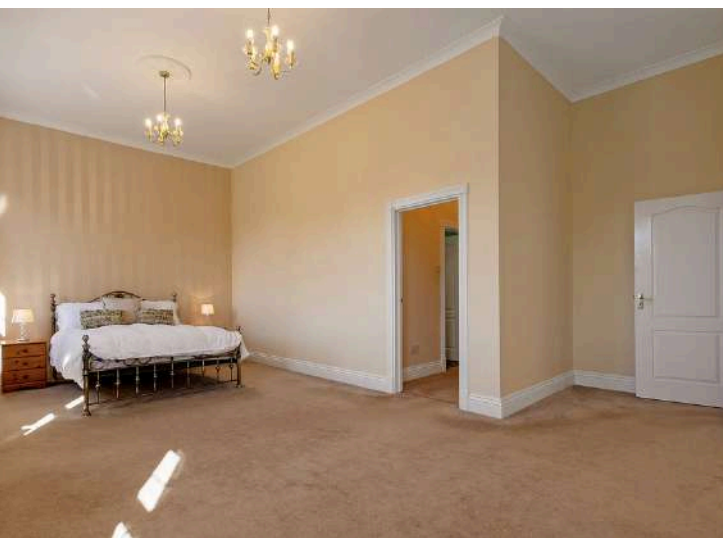
Towards the rear, bedroom three is finished in a soft grey and offers views over the garden through two sash-style windows. Warm, welcoming and with its own ensuite, it's a lovely room for a growing child or even as a second guest suite.

Finally, the master bedroom... a true haven.

Decorated in soft buttermilk tones, it's calming and spacious with plenty of room for a seating area, TV, or even a reading nook. A separate dressing room leads through to a large ensuite bathroom – roomy enough for two, and just the place to unwind at the end of a long day.







SUNSHINE, SPACE AND THE GREAT OUTDOORS

If the house itself didn't already win you over, just wait until you step into the garden. South-west facing and gloriously sunny all day long, it's a dream for families and those who love to entertain.

Decking runs right off the house, making it perfect for dining al fresco or lounging in the hot tub – as the current owners have done many times over the years. The large lawn is ideal for little ones to run wild, set up a football net, or pop up a gazebo for garden parties in the summer. Out here, you'll also find the detached summer house – currently used as a home gym but equally suited to a home office, studio or teenager's den.

And let's not forget the enormous garage – spanning almost the full depth of the house, with access from both the driveway and garden. Big enough for a car, bikes, tools, garden furniture and all those "just in case" bits we all accumulate.









ROUND AND ABOUT

Billericay offers the perfect blend of countryside charm and commuter convenience, making it a hugely popular choice for young families seeking space to grow without sacrificing connectivity. Nestled in the heart of Essex, this characterful town is well-connected to both the A12 and M25, and with direct train services from Billericay Station into London Liverpool Street in around 30 minutes, the capital is always within easy reach for work or weekend adventures.

At the heart of Billericay's appeal is its strong sense of community, excellent schools, and a fantastic selection of local amenities. The town itself is packed with independent cafes, family-friendly restaurants, and boutique shops, while the high street buzzes with a friendly, village-style atmosphere.

For weekend fun and school holiday adventures, families are spoiled for choice. Lake Meadows Park is a local favourite — offering 40 acres of open space, play areas, tennis courts, and beautiful lakeside walks. Norsey Wood, a 165-acre ancient woodland and nature reserve, is ideal for bike rides, woodland trails and hands-on learning about wildlife. Just a short drive away, Barleylands Farm Park is a guaranteed hit with younger children, with animals to feed, tractor rides, and indoor play zones.

For sporty families, there's a range of local clubs from rugby and football to dance and gymnastics, as well as leisure centres with swimming pools and fitness classes for all ages. The surrounding countryside offers endless opportunity for outdoor activities, while coastal escapes like Southend-on-Sea or Leigh-on-Sea are only a short drive away — perfect for spontaneous beach days.

With its green open spaces, excellent transport links and vibrant, family-focused atmosphere, Billericay is a place where the pace of everyday life feels just right. Whether you're commuting into London or spending lazy Sundays in the park, Billericay offers a lifestyle that truly works for modern family living.

LOCAL QUICKSTART...



Gym

For fitness fanatics, there are plenty of local options to choose from. Billericay town centre is home to PureGym, Agila Gym and Studio 360 Fitness, meanwhile you will find a David Lloyd health club in Basildon, just three miles or seven minutes by car.



School

Within just a few miles of Noak Hill Road you'll find a host of excellent local independent schools, including Ursuline Prep, St. John's, the Woodlands Schools, Brentwood School, and - for those requiring or preferring International Education - AES is nearby in Ingatestone.



Golf

If golf is your thing, you're in luck! Stock Brook Country Club is approximately 5 miles from Noak Hill Road, with The Burstead Golf Club 2 miles away and Noak Hill Golf Club just 0.5 miles away. For those happy to travel further afield, some of the South East's best golf courses include: Wentworth Golf Club (Surrey), Royal St George's Club (Kent), Knole Park Golf Club (Kent), The London Golf Club (Kent) and Royal Ashdown Forest Golf Club (East Sussex).



Date night

Whether you're looking for something laid-back, sophisticated or cosy, there are plenty of romantic spots to choose from close by. The current owners' favourite spot is Felix Seafood Grill, but Alec's, The Hoop, The Bear, and The Harvard Inn are also all nearby and fabulous, too, in addition to the high street chain restaurants.



Groceries

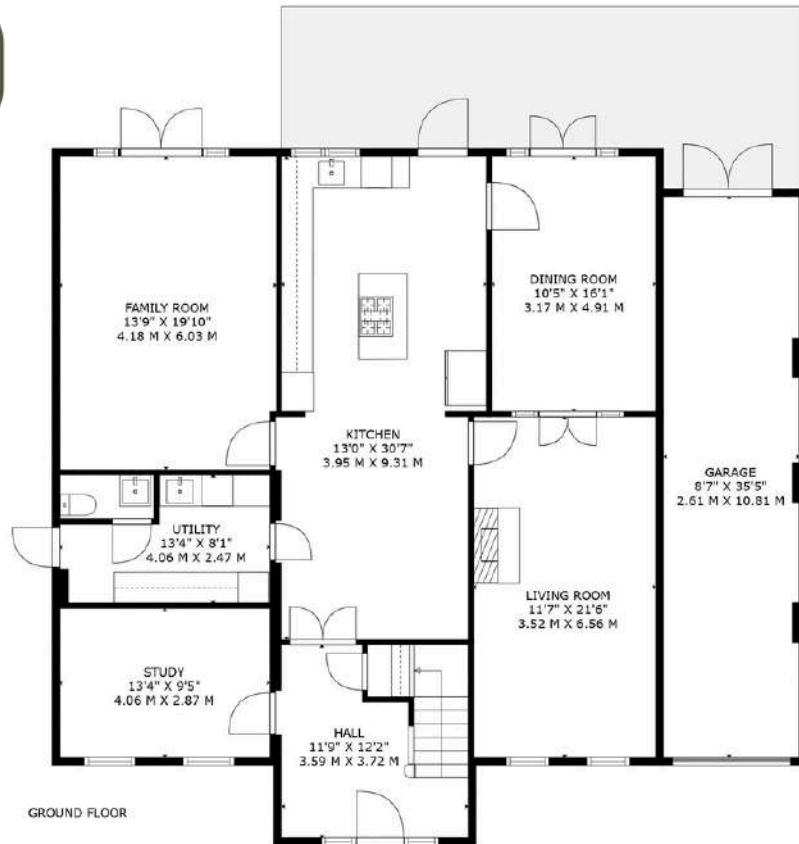
You're spoiled for choice here in Billericay, with a Waitrose and Marks & Spencer Simply Food just a few moments away in the town centre. Alternatively, there is a nearby Asda and Lidl - perfect for forgotten milk or sandwich fillers!



Healthcare

You have a choice of several medical surgeries in Billericay including - Billericay Health Centre, The Chantry Medical Practice and Queens Park Medical Practice. Basildon University Hospital is fifteen minutes away - a major NHS hospital with A&E facilities and specialist departments. Private healthcare options include Spire Hartswood Hospital and Nuffield Health Hospital, both located in nearby Brentwood.

FLOORPLANS



GROSS INTERNAL AREA: 2958 sq ft, 275 m²
 OPEN TO BELOW: 29 sq ft, 3 m²
 GARAGE: 304 sq ft, 28 m²

OVERALL TOTALS: 3291 sq ft, 306 m²
 SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY. FLOORS MAY NOT BE SHOWN IN THEIR ACTUAL LOCATION



Whilst every effort has been taken to ensure the accuracy of this floorplan; the room sizes, placement of doors or windows and any countertops or other items are approximate and therefore we take no responsibility for error or omission. This floorplan is for illustrative purposes and should be used as such for any potential purchaser.

VIDEO TOUR



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SPECIFICATIONS

- **A detached family home** offering over 3,000sqft of flexible, spacious living
- **Four large double bedrooms**, each with its own ensuite bathroom
- **Impressive principal bedroom** with dressing room and large ensuite
- **30ft kitchen/diner** with central island, granite worktops and space for family dining
- **Four reception rooms**
- **South west facing garden** with generous space
- **Detached summer house** - currently used as a gym but ideal for home working
- **Double-length garage** plus large driveway for multiple vehicles
- **Sought after location** - five minutes to Billericay High Street and station
- **Excellent schooling** options nearby.

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