

Connells

Hyland Gate Billericay

## for sale offers in excess of £840,000







## **Property Description**

Set in a private road with only three properties, comes this stunning five bedroom detached house that benefits from an integral double garage.

Internally, a welcoming entrance hallway provides access to the lounge, study, kitchen/diner, utility room, ground floor WC and the integral double garage. The only room not accessed from the hallway is the most impressive conservatory when can be reached through the lounge and kitchen/diner. To the first floor are five well proportioned bedrooms, a family bathroom and two en suites to the two main bedrooms. Like the ground floor, there is a most attractive landing which also provides access into the loft.

To the rear is a well presented and spacious garden that is mostly lawned, a gazebo at the rear is to remain.

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This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.focalagent.com

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T 01277 655 555 E billericay@connells.co.uk

96 High Street
BILLERICAY CM12 9BT

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1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures, fittings or services and it is in the buyers interest to check the working condition of any appliances.

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