



**Guide Price**  
**£690,000**

**Freehold**

4x  2x  2x 

**Hillary Mount, Billericay,  
Essex, CM12**

**OVER 60?**

Secure this property  
for up to **59% less!**

 **DOUGLAS  
ALLEN**  
Helping you move forwards





## Main features

- Large corner plot
- Well maintained rear garden with separate garage
- En-suite to bedroom one
- Potential to extend STPP
- Walking distance to Billericay Train Station and High Street

## Accommodation

### GROUND FLOOR

Entrance Hallway

Dining Room: 19'5 x 11'0 (5.92m x 3.36m)

Kitchen: 12'0 x 11'5 (3.66m x 3.48m)

Lounge: 18'6 x 14'4 (5.64m x 4.37m)

Family Bathroom : 9'2 x 3'1 (2.80m x 0.94m)

### FIRST FLOOR

Landing

Bedroom 1: 18'6 x 11'0 (5.64m x 3.36m)

En suite To Bedroom 1

Dressing Room

Bedroom 2: 11'3 x 10'9 (3.43m x 3.28m)

Bedroom 3: 10'9 x 9'1 (3.28m x 2.77m)

Bedroom 4: 12'1 x 6'0 (3.69m x 1.83m)

En-Suite Shower Room : 6'2 x 5'4 (1.88m x 1.63m)

Family Bathroom : 7'5 x 4'4 (2.26m x 1.32m) narrowing to 4'7 x 3'5 (1.40m x 1.04m)

### OUTSIDE

Rear Garden

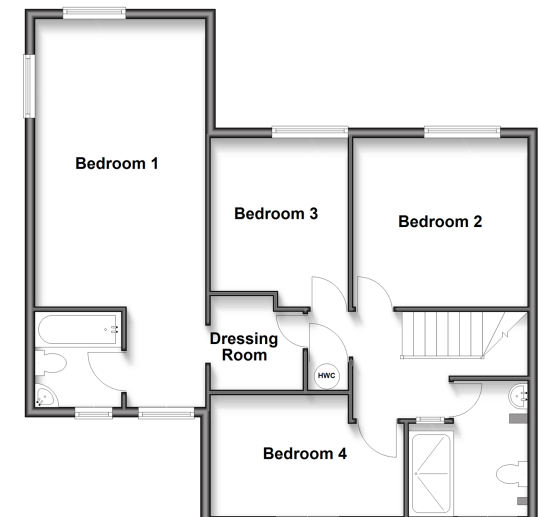
Front Garden

Driveway

**Ground Floor**  
Approx. 80.1 sq. metres (862.7 sq. feet)



**First Floor**  
Approx. 73.4 sq. metres (790.0 sq. feet)



**Call Billericay - 01277 631377 ■ [douglasallen.co.uk](http://douglasallen.co.uk)**

- Legal advice should be taken to verify fixtures/fittings, planning, alterations and/or lease details
- Appliances & services are untested, dimensions are approximate and floor plans are not to scale
- Through a Homewise Home For Life Plan people aged 60+ can secure this property for up to 50% less, by purchasing a Lifetime Lease.



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