

## Mallards, Crays Hill, Billericay - CM11 2XL

£750,000 Freehold

Stunning five bedroom detached house in a semi rural position in Billericay with a contemporary feel throughout and open plan living revealing a generous approx. 195ft garden to the rear. Extensive outbuilding, versatile for a multitude of uses along with studio to the rear.

Council Tax band: E

EPC Energy Efficiency Rating: D



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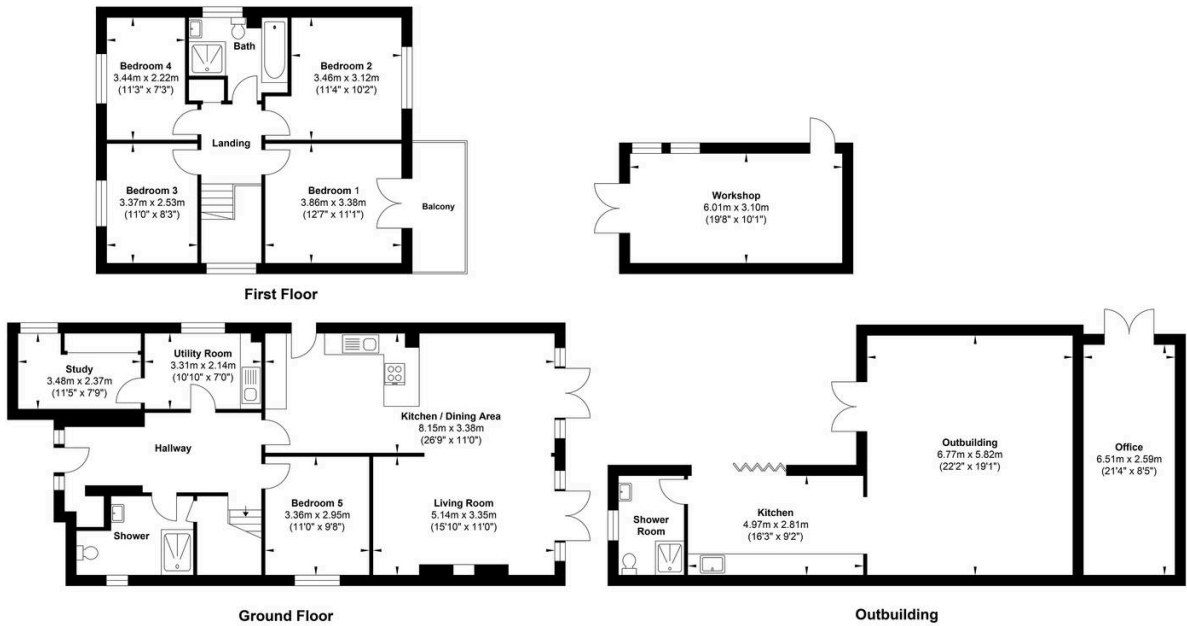
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- Hallway**
- Kitchen / Diner**  
26' 9" x 11' 1" (8.15m x 3.38m)
- Living Room**  
11' 0" x 16' 10" (3.35m x 5.14m)
- Utility Room**  
7' 0" x 10' 10" (2.14m x 3.31m)
- Study**  
7' 9" x 11' 5" (2.37m x 3.48m)
- Ground Floor Bedroom**  
11' 0" x 9' 8" (3.36m x 2.95m)
- Shower Room**  
7' 8" x 6' 11" (2.33m x 2.10m)
- Landing**
- Bedroom One**  
11' 1" x 12' 8" (3.38m x 3.86m)
- Bedroom Two**  
11' 4" x 10' 3" (3.46m x 3.12m)
- Bedroom Three**  
11' 1" x 8' 4" (3.37m x 2.53m)
- Bedroom Four**  
11' 3" x 7' 3" (3.44m x 2.22m)
- Bathroom**  
7' 9" x 9' 2" (2.35m x 2.80m)
- Cabin Living Room**  
22' 3" x 19' 1" (6.77m x 5.82m)
- Cabin Kitchen**  
9' 3" x 16' 4" (2.81m x 4.97m)
- Cabin Shower Room**  
9' 2" x 6' 1" (2.80m x 1.86m)
- Cabin Office**  
21' 4" x 8' 6" (6.51m x 2.59m)



Gross Internal Floor Area : 251.39 m2 ... 2705.93 ft2

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.