



## 8 Highland Grove, Billericay, CM11 1AF

Offers In Excess Of £1,000,000

- 4/5 BEDROOM DETACHED FAMILY HOME
- EN-SUITE & LARGE FAMILY SHOWER ROOM
- SPACIOUS UTILITY ROOM
- DOUBLE GLAZED CONSERVATORY
- IMMACULATELY PRESENTED
- THREE RECEPTION ROOMS
- MODERN INTEGRATED KITCHEN
- BEDROOM ONE WITH EXTENSIVE FITTED STORAGE SPACE
- NEARBY HIGH STREET & MAILINE STATION
- SOUGHT AFTER CUL-DE-SAC LOCATION

\* PART EXCHANGE CONSIDERED \* FOUR / FIVE BEDROOM DETACHED FAMILY HOME, rarely available in this sought after cul-de-sac location, within walking distance of the High Street & Mainline Railway Station. This extended property offers plenty of reception space, ideally suited for entertaining, this house has a spacious lounge with feature fireplace, opening to a double glazed conservatory / garden room, with an elevated view of the secluded South facing rear garden, there is also a modern integrated kitchen with corian worksurfaces and splash backs, leading to the breakfast room with garden access, there is also a separate dining / family room to the front aspect. The garage has been converted to provide a fully fitted utility room, with full height cupboards and a new Glow Worm gas boiler installed in January 2024. The hallway has built-in storage and ground floor W.C, Staircase leading to the first floor, Bedroom One, has an extensive range of fitted wardrobes, over bed cabinets and dressing table, this room could easily be split as the house was built originally to provide five bedrooms. Bedroom two also has a fitted desk and storage space and en-suite shower room, with power shower. The fully tiled family shower room is an excellent size and well appointed with a modern white suite and large walk-in shower cubicle, two windows to the rear aspect, overlooking the garden. To the front of the property is a block paved driveway, providing parking for 4-5 vehicles, with side gate access to the garden, which has a large decking area, established trees, feature pond and external power and water supply for a hot tub. Internal viewing is essential to appreciate this immaculately presented family home.



Council Tax Band: F



ENTRANCE HALLWAY

GROUND FLOOR W.C

LOUNGE

20'1 x 11'

DOUBLE GLAZED CONSERVATORY / GARDEN ROOM

14'9 x 9

KITCHEN

11' x 8'11

BREAKFAST ROOM

11'10 x 11'5 max

UTILITY ROOM

DINING ROOM

14'11 x 11

FIRST FLOOR LANDING

BEDROOM ONE

20'4 x 9

BEDROOM TWO

12'2 x 9'4

EN-SUITE SHOWER ROOM

BEDROOM THREE

10'10 x 10

BEDROOM FOUR

10'10 x 8'8

FAMILY SHOWER ROOM

11'2 x 5'11

SOUTH FACING & SECLUDED REAR GARDEN

AGENTS NOTE

Please note this property is not on mains drainage





## Viewings

Viewings by arrangement only. Call 01277 626 541 to make an appointment.

## EPC Rating:

D

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			72
(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	



Total Area: 161.8 m<sup>2</sup> ... 1742 ft<sup>2</sup>

Whilst every effort has been made to ensure accuracy, measurements of doors, windows and other items are approximate and no responsibility is taken for any error, omission or mis statement. This plan is for illustrative purposes and so only be used as such.



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