



25a Lake Avenue, Billericay, CM12 0AJ

Guide Price £995,000

- FOUR BEDROOMS
- EXTREMELY SOUGHT AFTER LOCATION
- MODERN KITCHEN AND BATHROOMS
- IMMACUMATLEY PRESENTED
- CLOSE TO LOCAL PARK
- DETACHED HOUSE
- THREE RECEPTION ROOMS
- TWO ENSUITES
- SOUTH FACING GARDEN
- WALKING DISTANCE TO HIGH STREET

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Located on one of Billericay's most sought-after roads, this immaculately presented four-bedroom detached family home is a rare find. The property offers an impressive layout with three reception rooms, including a lounge, playroom, and snug. Additionally, there is a utility room with built-in storage, a sink, and space for both a washing machine and dryer, as well as a good-sized study. The modern kitchen/diner, finished to a high standard, boasts built-in appliances such as a Neff double-stacked oven, AEG induction hob, dishwasher, fridge, and freezer, and provides side access to both the front and rear of the property. The downstairs W.C. has also been finished to a high standard. On the first floor, a spacious landing leads to four double bedrooms, two of which have ensuite shower rooms. Bedroom three includes built-in storage and access to the loft hatch. Externally, the property features a southwest-facing, unoverlooked garden with a raised patio, lawn, and well-maintained flower beds. At the front, there is ample parking for up to four cars, and the house is just a stone's throw from Lake Meadows Park. This home is ideal for families, being close to the local town and high street, within the catchment area for Buttsbury and Mayflower Schools, and within easy walking distance of St John's Private School.



Council Tax Band:



Entrance Hall

29'4 x 4'9

Lounge

16'9 x 12'1

Playroom

11'9 x 9'9

Family Room / Snug

9'8 x 9'2

Study

8'7 x 7'3

Kitchen Breakfast Room

20'8 x 9'9

Utility Room

9'2 x 6'8

Landing

13'9 x 12'21

Bedroom One

12'4 x 11'9

Ensuite

6'2 x 4'8

Bedroom Two

11'9 x 9'9

Ensuite

6'6 x 4'9

Bedroom Three

11'9 x 10

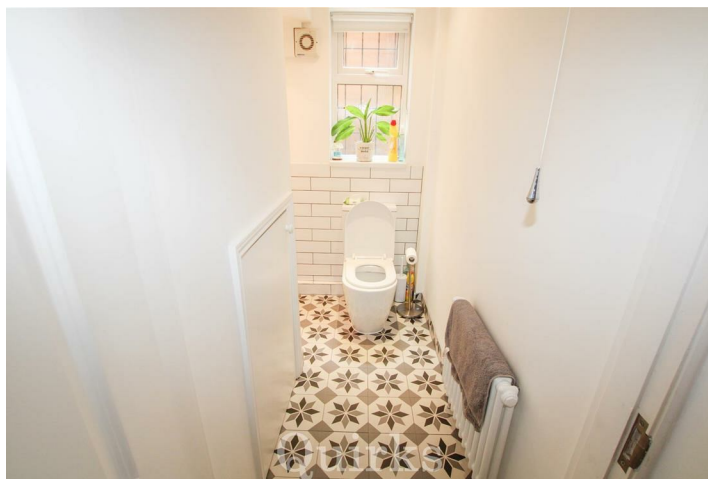
Bedroom Four

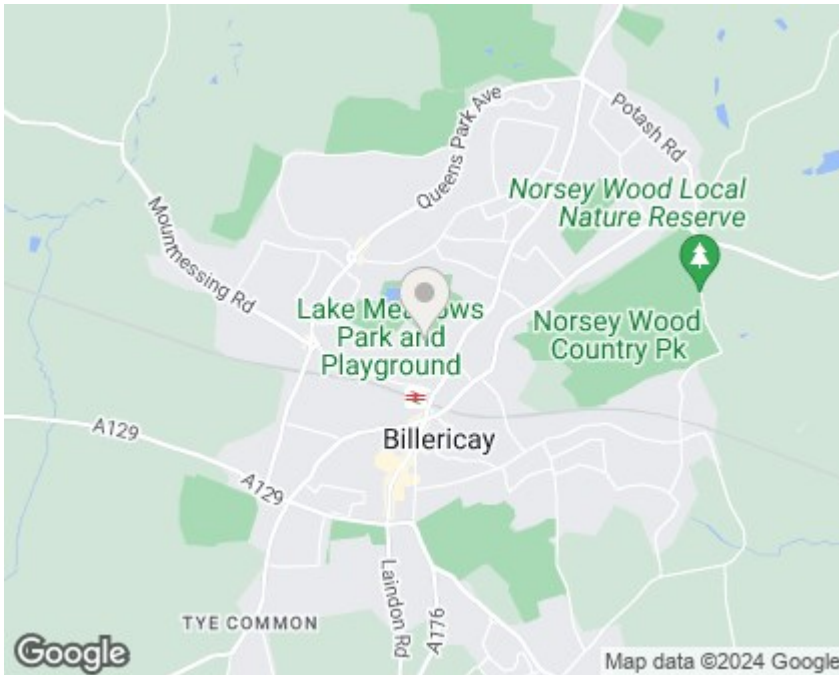
10'1 x 10'0

Family Bathroom

8'8 x 6'9

South West Facing Rear Garden





Viewings

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

EPC Rating:

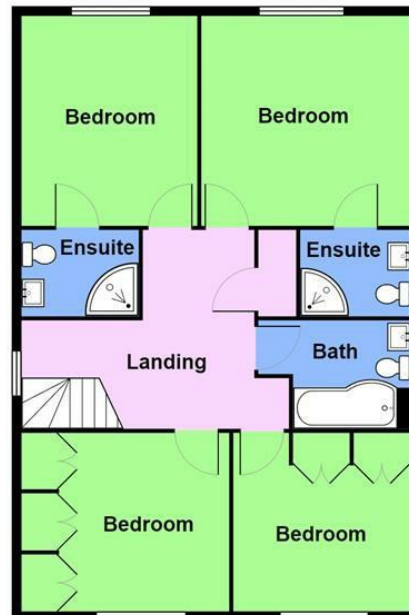
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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C		73	82
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

Ground Floor
Area: 86.2 m² ... 928 ft²



1st Floor
Area: 69.4 m² ... 746 ft²



Total Area: 155.6 m² ... 1675 ft²



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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.