



## 4 Margeth Road, Billericay, Essex, CM12 9UT

**Guide Price £625,000**

- FOUR BEDROOMS
- GROUND FLOOR W.C
- BRIGHT AND SPACIOUS LOUNGE / DINER
- CLOSE PROXIMITY TO A127 & OPEN COUNTRYSIDE
- LANDSCAPED REAR GARDEN WITH DOUBLE GATES
- MODERN EN-SUITE & FAMILY BATHROOM
- HIGH SPEC KITCHEN / FAMILY ROOM
- CUL-DE-SAC LOCATION
- OFF ROAD PARKING FOR 3 CARS
- APPROX 1,600 SQ.FT OF ACCOMMODATION



Located in a sought after cul-de-sac, just off the desirable Noak Hill Road area., within close proximity of the A127 and open countryside, is this four bedroom detached family home. Extended and renovated within the last 10 years, this property now offers modern living space with the advantage of an en-suite, spacious family bathroom and ground floor W.C. The specification includes an integrated kitchen, with breakfast bar, granite worksurfaces, oven and grill, four ring induction hob, dishwasher and spaces for washing machine and fridge / freezer, French doors lead to the landscaped rear garden. To the front of the property is the entrance porch, leading to a dual aspect lounge / diner, with plenty of natural light, inner hallway, study / playroom and ground floor bedroom. To the first floor the sizeable landing area, leads to three bedrooms (two are comfortable dual aspect double bedrooms) Bedroom one has the advantage of the fully tiled en-suite shower room and the fully tiled family bathroom is finished with a three piece suite, including free standing bath. Externally there is off road parking for 3 cars and double gates, to the sideway and rear garden.

4 2 2 D

Council Tax Band: E



**ENTRANCE PORCH**

8'2 x 3'2

**LOUNGE / DINER**

19'7 x 15'5 reducing to 13'9

**INNER HALLWAY**

13'1 x 2'10

**STUDY / PLAYROOM**

9'11 x 5'8

**GROUND FLOOR BEDROOM**

10'7 x 9'10

**GROUND FLOOR W.C**

9'7 x 3'6

**KITCHEN / FAMILY ROOM**

19'8 x 16'6 reducing to 13'2

**FIRST FLOOR LANDING**

9'1 x 2'11

**BEDROOM ONE**

16'0 reducing to 11'9 x 12'3

**EN-SUITE SHOWER ROOM**

8'2 x 5'7

**BEDROOM TWO**

16'2 reducing to 11'10 x 12'5

**BEDROOM THREE**

10'4 x 6'7

**FAMILY BATHROOM**

9'3 x 6'7

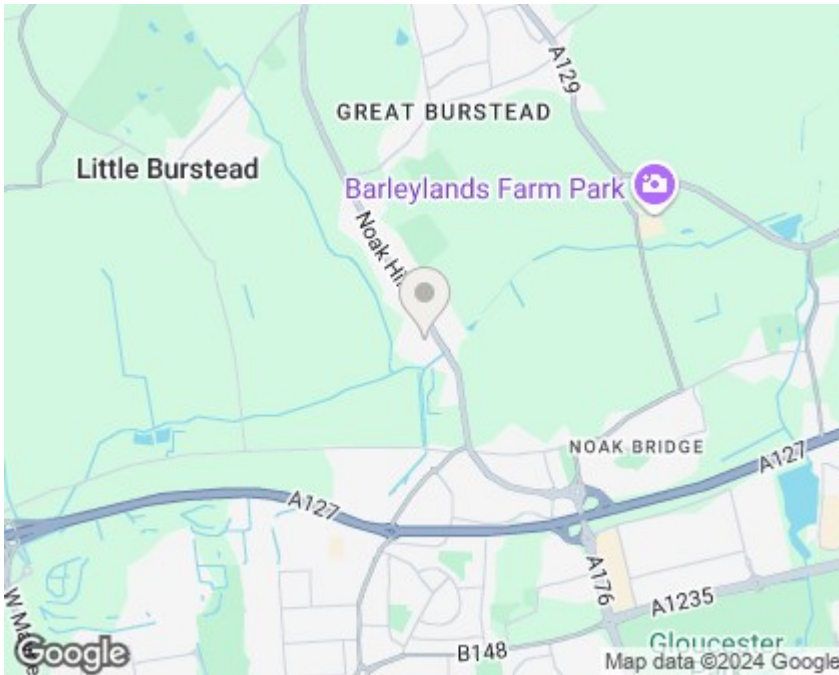
**REAR GARDEN WITH GATED SIDE ACCESS**

41 x 31

**OFF ROAD PARKING FOR 3 CARS**







## Viewings

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

## EPC Rating:

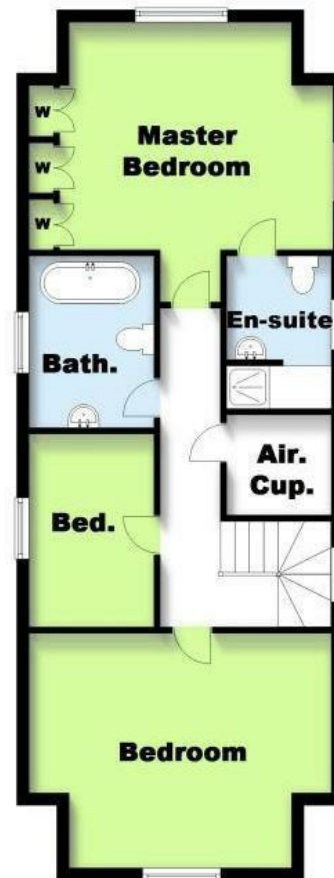
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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) <b>A</b>			
(81-91) <b>B</b>			80
(69-80) <b>C</b>			
(55-68) <b>D</b>		64	
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

**Ground Floor**  
Approx. 83.2 sq. metres (895.5 sq. feet)



**First Floor**  
Approx. 65.4 sq. metres (703.8 sq. feet)



**Total area: approx. 148.6 sq. metres (1599.3 sq. feet)**

Whilst every attempt has been made to ensure the accuracy of the floor plan, measurement of doors, windows and any other item are approximate and no responsibility is taken for any error, omission or mistatement. This plan is for illustrative purposes and only should be used as such.

Plan produced using PlanUp.