



44 Stonechat Road, Billericay, CM11 2NZ

Guide Price £650,000

- FOUR BEDROOMS
- OWN DRIVEWAY
- LOW MAINTENANCE GARDEN
- SEPARATE LOUNGE
- BUILT IN STORAGE IN ALL ROOMS
- DETACHED HOUSE
- SEPARATE GARAGE
- MODERN KITCHEN AND BATHROOM
- DOWNSTAIRS W.C
- CLOSE TO LOCAL NATURE RESERVE

Nestled within a short walk of Billericay's tranquil Nature Reserve, this beautifully presented four-bedroom family home offers an exceptional blend of comfort and style. Upon entering, you are welcomed by a spacious hallway, which conveniently leads to a downstairs w.c. To the right, you'll find the inviting lounge, featuring a large bay window that fills the room with natural light, and ample space to accommodate multiple sofas and additional furniture. The modern kitchen/diner is thoughtfully designed with both base and eye-level units, as well as an integrated fridge and freezer, oven, hob, extractor fan, and washing machine. There's plenty of space for a six-seat dining table, and double French doors open out to the well-maintained garden, perfect for entertaining or enjoying outdoor meals. The hallway also provides access to a useful understairs cupboard, offering additional storage and a practical utility space. On the first floor, you'll find four generously sized double bedrooms, each equipped with built-in storage, ensuring a clutter-free environment. Externally, the property boasts a beautifully kept, low-maintenance garden, a detached garage with an up-and-over door, and a front driveway with parking for up to four vehicles.

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Council Tax Band: E



Entrance Hall
4'3" x 6'11" x 11'3"

Lounge
19'1" x 11'5" > 11'7"

Downstairs Cloakroom
7'0 x 3'5"

Utility Cupboard

Kitchen / Diner
19'2 x 13'4"

Landing
12'8 x 5'8"

Bedroom One
12'5 x 12'2"

Bedroom Two
12'0 x 9'4"

Bedroom Three
10'1 x 8'4"

Bedroom Four
13'8 x 7"

Family Bathroom

Garden

Separate Garage

Driveway





Viewings

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

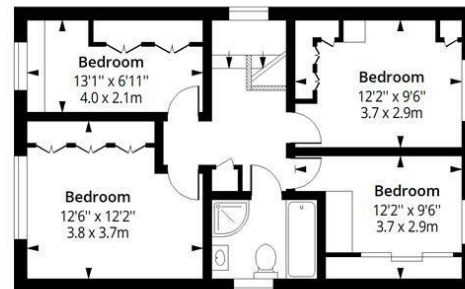
EPC Rating:

D

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D	62	79
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC

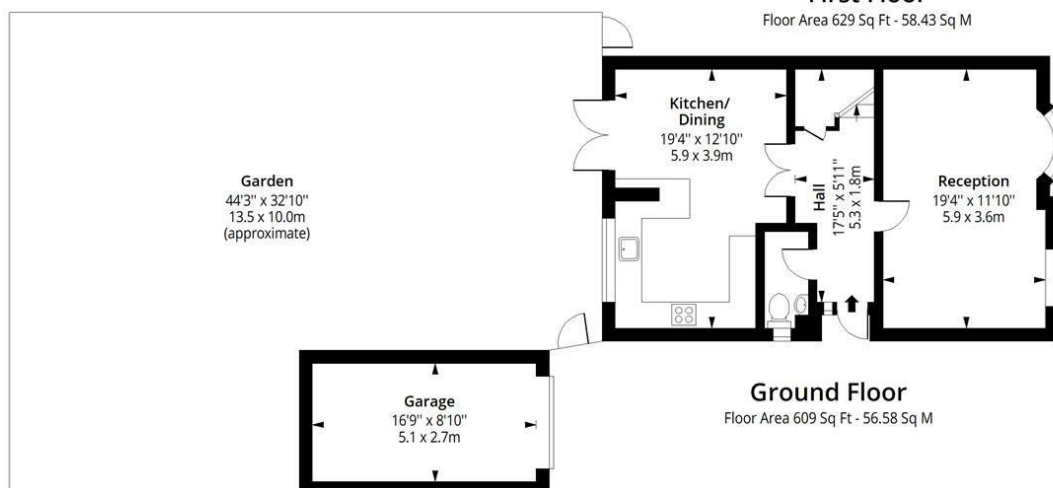
Stonechat Road, CM11

Approx. Gross Internal Area 1238 Sq Ft - 115.01 Sq M
Approx. Gross Garage Area 148 Sq Ft - 13.75 Sq M



First Floor

Floor Area 629 Sq Ft - 58.43 Sq M



Ground Floor

Floor Area 609 Sq Ft - 56.58 Sq M



Measured according to RICS IPMS2. Floor plan is for illustrative purposes only and is not to scale. Every attempt has been made to ensure the accuracy of the floor plan shown, however all measurements, fixtures, fittings and data shown are an approximate interpretation for illustrative purposes only. 1 sq m = 10.76 sq feet.

Date: 17/12/2024