



## 8 Hillhouse Drive, Billericay, CM12 0AZ

**Offers In Excess Of £850,000**

- DETACHED CHALET
- 2 GROUND FLOOR RECPTION ROOMS / BEDROOMS
- TWO BEDROOMS UPSTIARS
- 100FT GARDEN
- CLOSE TO LOCAL SCHOOLS
- NO ONWARD CHAIN
- GENEROUS LOUNGE DINER
- DRIVEWAY FOR MULTIPLE CARS
- GARAGE
- STONES THROW FROM LAKE MEADOWS



Located on one of Billericay's most sought-after roads, this spacious detached chalet bungalow presents a rare opportunity to create a dream home tailored to your vision. Just a stone's throw from Lake Meadows Park, the property is within easy walking distance of Billericay station and the High Street, making it an excellent choice for commuters and families alike. The ground floor features a large lounge/diner with direct access to the 100ft garden, offering a perfect setting for relaxation and entertaining. In addition, there are two other versatile rooms on this level which can serve as bedrooms or extra reception spaces, adapting effortlessly to your needs. A shower room and a kitchen with side access to the garden complete the ground floor layout, both offering exciting scope for modernisation. Upstairs, you'll find two generous double bedrooms, providing comfortable and well-proportioned accommodation. Externally, the property boasts a substantial frontage with parking for three or more cars, as well as a garage with a manual up-and-over door, which also benefits from rear access via the garden. The expansive rear garden offers fantastic potential for outdoor enjoyment, gardening, or even further development. This home is also within the catchment area for Buttsbury Primary School and Mayflower High School, two of Billericay's most highly regarded schools, making it a great choice for families. With huge potential to extend (STP), this home presents an exciting opportunity to increase space and value in one of Billericay's most desirable locations. Early viewings are highly recommended!

 3

 1

 2

 E

Council Tax Band: E





Entrance Hall  
9'6" x 8'2" > 7'5"

Kitchen  
12'0 x 8'7"

Lounge / Diner  
16'11" > 42'7" 22'11" x 76'9"

Study / Bedroom  
10'9 x 10'8"

Bedroom Three  
9'5 x 9'0"

Shower Room  
6'1 x 5'6"

Landing  
8'0 x 3'7"

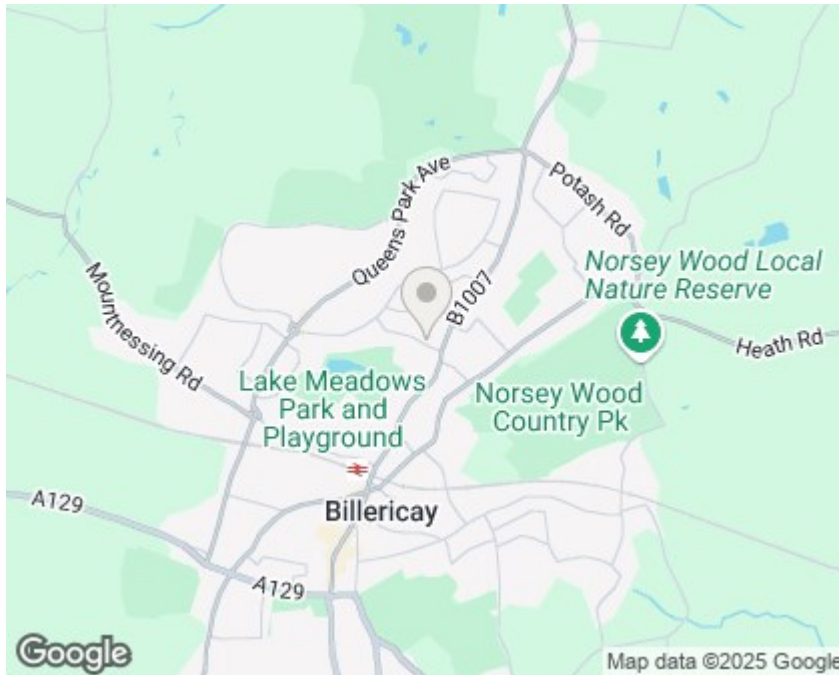
Bedroom One  
13'0 x 12'0"

Bedroom Two  
11'9 x 8'0"

Garage  
18'8 x 8"

Garden  
102 x 40"





## Viewings

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

## EPC Rating:

E

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		81
(69-80) C		
(55-68) D		
(39-54) E	51	
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

**Ground Floor**  
Area: 88.6 m<sup>2</sup> ... 954 ft<sup>2</sup>



**1st Floor**  
Area: 27.8 m<sup>2</sup> ... 299 ft<sup>2</sup>



Total Area: 116.4 m<sup>2</sup> ... 1253 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.