



**17 Home Meadows, Billericay, CM12 9HQ**

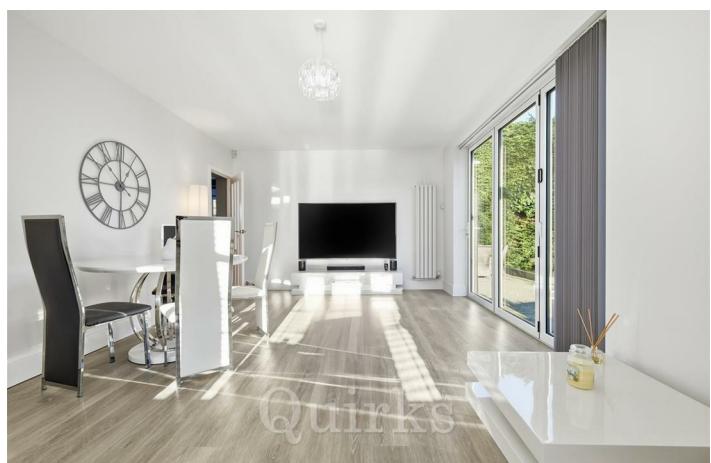
**Guide Price £685,000**

- FOUR BEDROOMS
- IMMACULATEDLY PRESENTED
- DETACHED GARAGE WITH ECP
- DRESSING AREA AND ENSUITE
- UTILITY ROOM
- END OF TERRACE
- WRAP AROUND GARDEN
- KITCHEN WITH INTEGRATED APPLIANCES
- TWO RECEPTION ROOMS
- SOUGHT AFTER LOCATION

This immaculately presented four-bedroom end-of-terrace home offers spacious and versatile accommodation, ideally suited to modern family living, and is set within a highly sought-after location. The ground floor provides two well-proportioned reception rooms, offering flexibility for both formal entertaining and everyday use. The contemporary kitchen is fitted with a range of integrated appliances and benefits from a separate utility room, adding both practicality and additional storage. To the first floor are four generous bedrooms, including a principal bedroom featuring a dressing area and en-suite facilities. The remaining bedrooms are served by a modern family bathroom. Externally, the property enjoys a beautifully landscaped wraparound garden, providing an excellent outdoor space, with gated access leading to a detached garage and parking.



Council Tax Band:



Entrance Hall

Living Room

17'8 x 13'4

Dining Room

21'2 x 12'8

Kitchen / Breakfast Room

16'5 x 11'6

Utility Room

9'2 x 8'

W.C

Bedroom One

15'3 x 12'2

Dressing Room / Ensuite

14'1 x 10'10

Bedroom Two

14'9 x 10'

Bedroom Three

14'2 x 10'4

Bedroom Four

11'2 x 8'

Family Bathroom

9'6 x 6'7

Wrap Around Garden

Detached Garage





## Viewings

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

## EPC Rating:

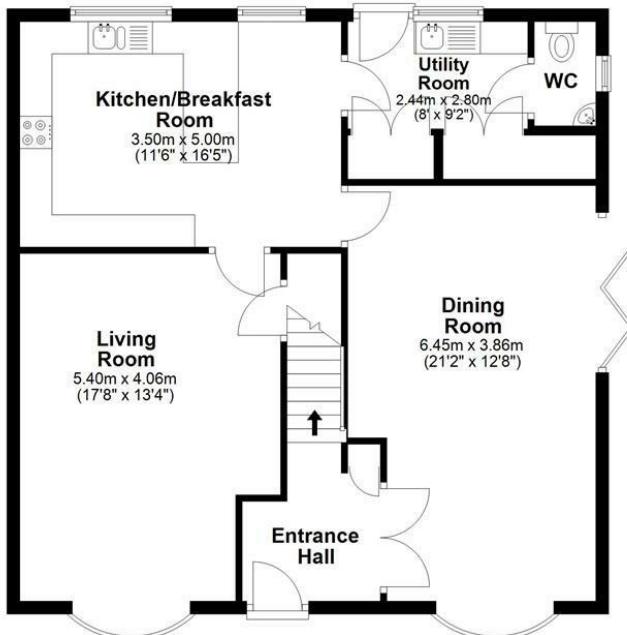
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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive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



### Ground Floor

Approx. 81.1 sq. metres (873.2 sq. feet)



Total area: approx. 161.1 sq. metres (1734.4 sq. feet)

All measurements have been taken as a guide to prospective buyers only and are not precise. This plan is for illustrative purposes only and no responsibility for any error, omission or misstatement. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given. Measurements may have been taken from the widest area and may include wardrobe/cupboard space. No guarantee is given to any measurements including total areas. Buyers are advised to take their own measurements.

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Home Meadows

### First Floor

Approx. 80.0 sq. metres (861.3 sq. feet)

