



## 3 St. James Mews, Billericay, CM12 9DH

**Guide Price £730,000**

- TOWN CENTRE LOCATION
- DETACHED HOUSE
- THREE RECEPTION ROOMS
- MODERN INTERGRATED KITCHEN
- QUILTERS CATCHMENT
- FOUR BEDROOMS
- FAMILY HOME
- EN-SUITE TO MASTER
- GARAGE
- CUL-DE-SAC



Situated on one of Billericay's most desirable roads, this beautifully presented and spacious four-bedroom home is sure to impress. Upon entry, you are welcomed by a charming hallway that leads to the lounge, dining room, and kitchen. The dining room comfortably accommodates a six-seater table, sideboard, and additional furnishings. The expansive 21ft lounge occupies the entire right-hand side of the house, bathed in natural light from the large bay window at the front and the double French doors that open to the garden. The modern kitchen serves as the heart of this family home, featuring integrated Neff double ovens, a Neff induction hob, a Bosch angled chimney extractor fan, and an integrated dishwasher, alongside space for a washing machine and an American-style fridge/freezer. Additionally, the kitchen includes a breakfast bar with seating for 2-3 and ample storage. Flowing seamlessly from the kitchen is the conservatory, a comfortable living space that also has French doors leading to the garden. On the first floor, the galley-style landing provides access to four well-proportioned double bedrooms, with the master bedroom benefiting from built-in storage and an en suite. A recently modernised family bathroom features a WC, hand wash basin, and a spacious walk-in shower cubicle. Externally, the garden spans the entire width of the plot, starting with a patio area and leading to a lawn surrounded by mature flower and shrub borders. An external door from the garden provides access to the garage, which is equipped with an up-and-over door. The front of the property boasts a block paved driveway suitable for three cars, along with a lovely lawn area. Location-wise, this quiet, tucked-away mews offers the perfect balance of safety and convenience, being just a stone's throw from Billericay's train station and the amenities of the High Street. It falls within the catchment area for the highly sought-after Quilters Primary School and Billericay Schools. Viewing is highly recommended to fully appreciate the size and quality of the accommodation on offer.

 4 
  2 
  2 
  D

Council Tax Band: F





Entrance Hall  
7'3 x 6'4

Downstairs W.C  
5'9 x 3'2

Dining Room  
11'6 x 10'6

Lounge  
21'2 x 12'1

Kitchen / Diner  
18'2 x 9'11

Conservatory  
11'9 x 10'2

Landing  
10'9 x 9'2

Bedroom One  
13'2 x 12'3

Ensuite  
8'0 x 2'9

Bedroom Two  
11'6 x 9'6

Bedroom Three  
9'4 x 7'9

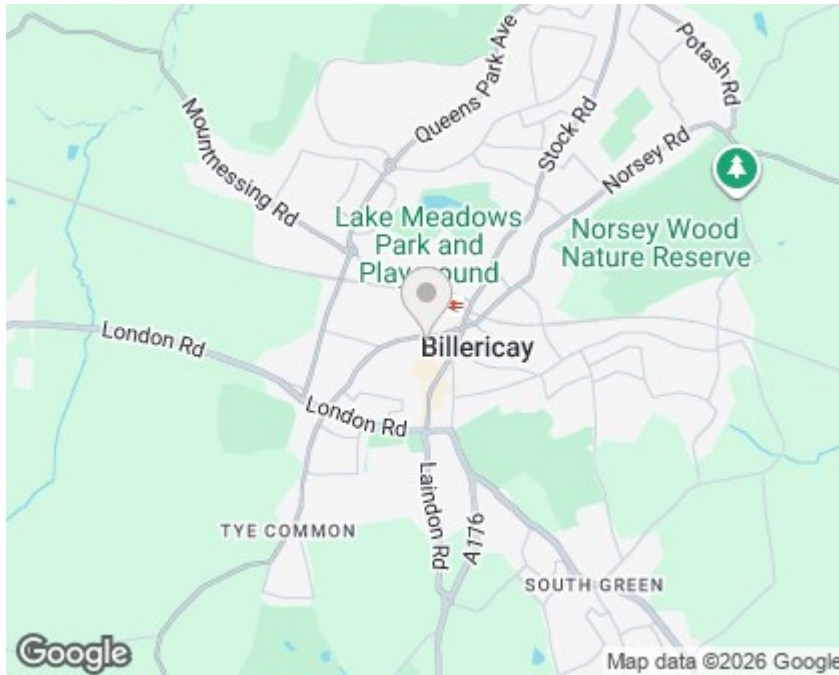
Bedroom Four  
9'0 x 8'6

Family Bathroom  
6'9 x 5'5

Garden

Garage  
17'5 x 7'8





## Viewings

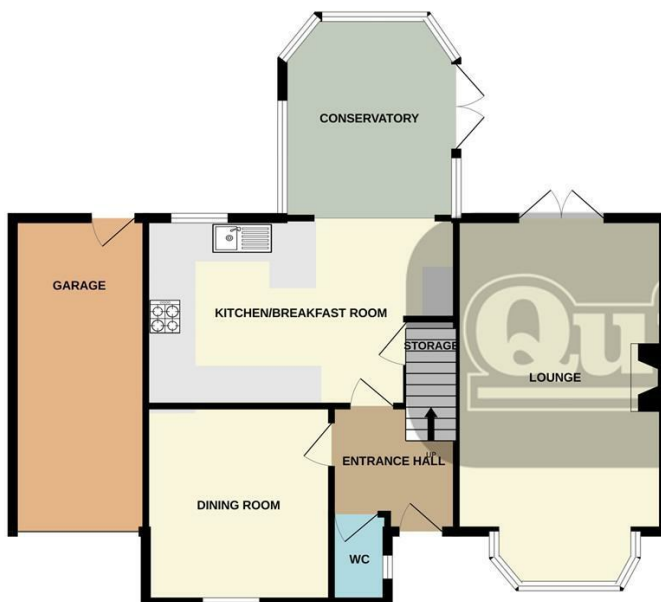
Viewings by arrangement only. Call 01277 626 541 to make an appointment.

## EPC Rating:

D

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		78
(55-68) D	64	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

GROUND FLOOR  
888 sq.ft. (82.5 sq.m.) approx.



1ST FLOOR  
613 sq.ft. (56.9 sq.m.) approx.



TOTAL FLOOR AREA: 1501 sq.ft. (139.4 sq.m.) approx.

This floor plan is for illustrative purposes only. All representations including measurements, doors, windows and fixtures are approximate and NOT TO SCALE. The total floor area includes all floor space associated with the property including garages and outbuildings as depicted. No appliances or services are confirmed as included or tested.  
Made with Metropix ©2024