



## 302 Perry Street, Billericay, CM12 0RB

**Offers In Excess Of £875,000**

- FIVE BEDROOMS
- STUNNING OPEN PLAN KITCHEN / LIVING ROOM
- BALCONY / SUN TERRACE
- WOOD BURNING STOVE & MEDIA WALL
- CLOSE TO SHOPS, SCHOOLS & LAKE MEADOWS
- STUDY & HOME GYM / STUDIO
- EXTENDED THREE STOREY FAMILY HOME
- THREE BATHROOMS
- QUIET LOCATION IN NORTH BILLERICAY
- AIR CONDITIONING & SOLAR PANELS



This impressive five bedroom detached family home is situated in a quiet location in North Billericay, within walking distance of Stock Brook Country Club, Buttsbury & Mayflower schools, convenience shops and Lake Meadows Park. This renovated and extended property offers excellent accommodation in excess of 2,000 square feet, set over three floors, including a study, gym / playroom, utility room, ground floor W.C, stunning open plan kitchen / dining / family room, with island / breakfast bar, a range of integrated appliances, wood burning stove, media wall, lantern roof and bi-folding doors to the low maintenance and secluded rear garden. Bedroom one has the advantage of air conditioning and built in wardrobes, leading to a 'Narnia' spacious and modern en-suite shower room, there is also a sun terrace / balcony with glass balustrading, perfectly suited for al fresco dining or a morning coffee overlooking the rear garden. Bedroom two is also a spacious double room with air conditioning unit and built in wardrobe, bedroom three could accommodate a double bed if required. The family bathroom has a four piece suite including a paneled bath with shower attachment and also a separate shower cubicle, with a fully tiled and modern white suite. The second floor landing has access to eaves storage space and a modern shower room serving two further double bedrooms, this floor is well suited as an annex, with the fifth bedroom used as an additional living room. Externally there are solar panels to the front and rear aspects of the roof space, making this an energy efficient home, the property also has extensive driveway space for several vehicles and side gate access to the rear garden, please note the Jacuzzi hot tub is available by negotiation.



Council Tax Band: G





ENTRANCE HALLWAY

STUDY

8'10 x 8'6

GROUND FLOOR W.C

UTILITY ROOM

10'2 x 8'2

GYM / STUDIO

15'9 x 8'2

KITCHEN / DINING / FAMILY ROOM

31'3 x 21'

FIRST FLOOR LANDING

FAMILY BATHROOM

8'6 x 8'2

BEDROOM ONE

15'11 x 12'6

EN-SUITE SHOWER ROOM

12'6 x 5'3

BALCONY / SUN TERRACE

21'8 x 10'2

BEDROOM TWO

17'5 max x 12'

BEDROOM THREE

9'2 x 8'6

SECOND FLOOR LANDING WITH EAVES STORAGE SPACE

SHOWER ROOM

8'8 x 5'11

BEDROOM FOUR

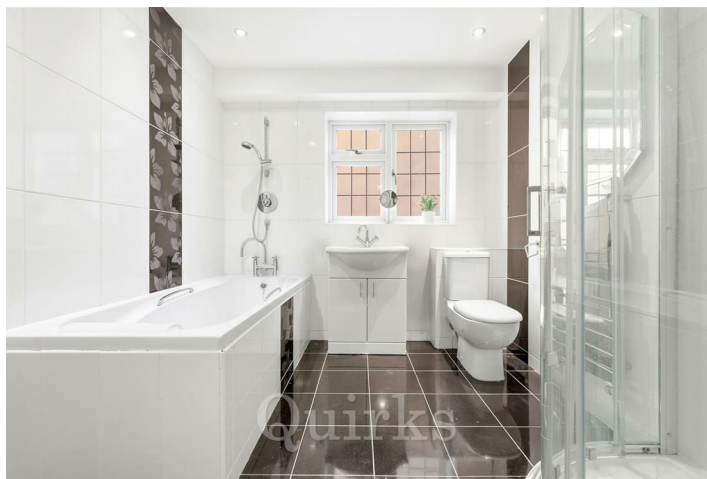
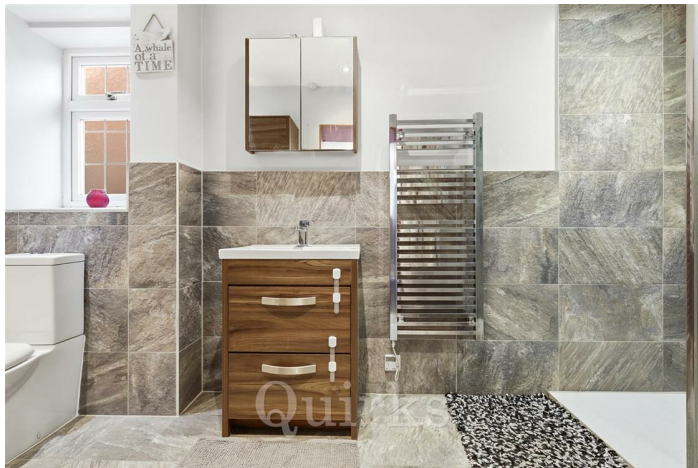
10'10 x 8'10

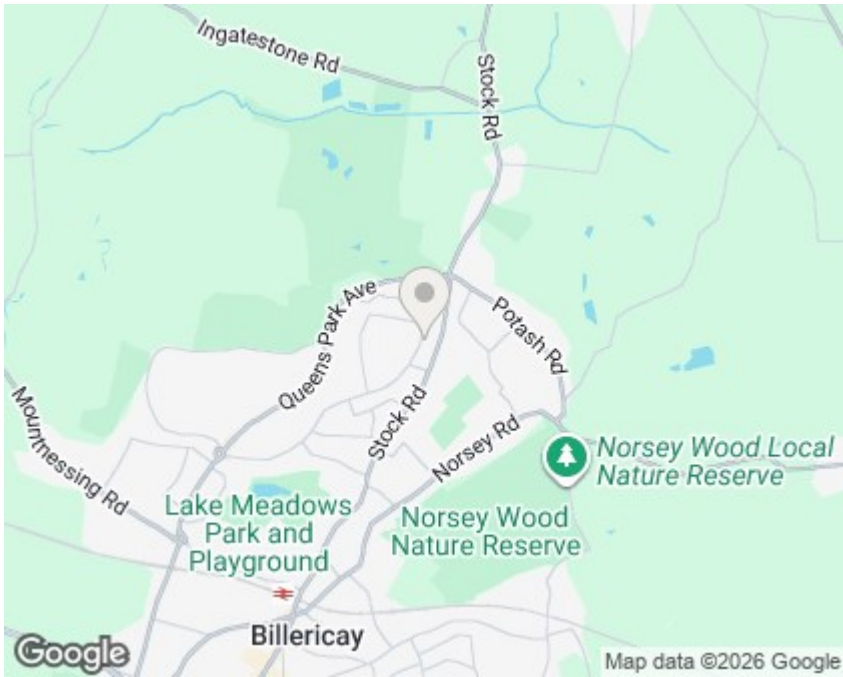
BEDROOM FIVE

9'10 x 8'10

LOW MAINTENANCE & LANDSCAPED REAR GARDEN

INDEPENDENT DRIVEWAY FOR SEVERAL VEHICLES



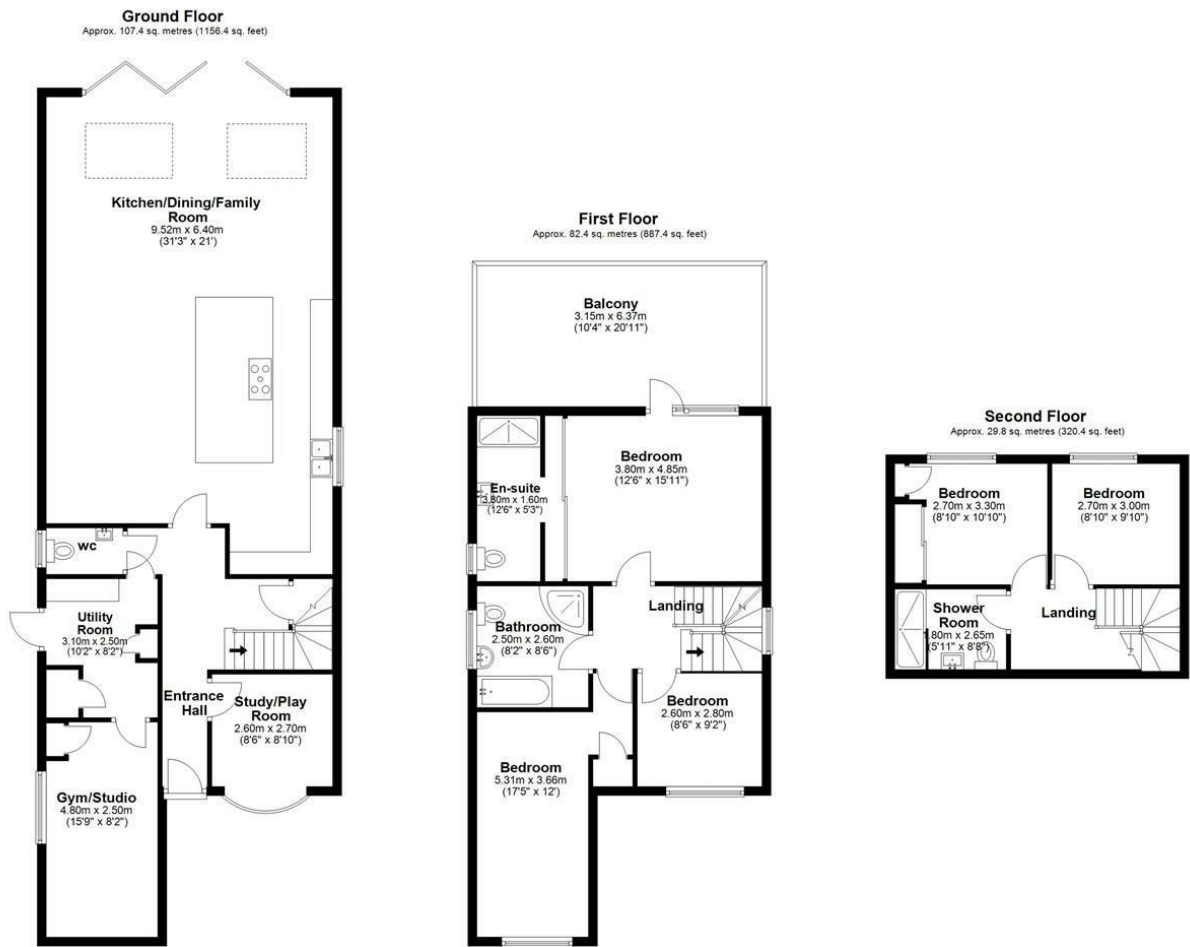


## Viewings

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

## EPC Rating:

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



Total area: approx. 219.6 sq. metres (2364.2 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.

Floor Plan Drawn According To RICS Guidelines  
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**Perry Street**