



5 The Rising, Billericay, CM11 2HN

Offers In Excess Of £735,000

- 80FT SOUTH WEST FACING REAR GARDEN
- PLANS AVAILABLE TO EXTEND FIRST FLOOR
- NEARBY SCHOOLS & SHOPS
- CUL-DE-SAC LOCATION
- LARGE ENTRANCE HALLWAY
- INTEGRAL GARAGE & DETACHED OUTBUILDING
- OPEN PLAN KITCHEN / LIVING SPACE
- CLOSE TO MILL MEADOW NATURE RESERVE
- TWO EN-SUITES & BATHROOM
- NO ONWARD CHAIN

* NO ONWARD CHAIN * An excellent size four bedroom detached family home, with an established 80ft South West facing rear garden, located in a popular and quiet cul-de-sac, within the Sunnymede area of Billericay, just a short walk to schools, convenience shops and Mill Meadow Nature Reserve. The versatile layout, has an impressive entrance hallway with built-in storage, fully tiled ground floor bathroom, two bedrooms to the front aspect, lounge / snug with feature fireplace. To the rear aspect is a dual aspect, 27ft wide kitchen / dining / living room with a range of wall and base level units, fitted breakfast bar, stainless steel sink / drainer, integrated oven, grill, microwave, four ring gas hob, there are spaces for a washing machine, dishwasher and American style fridge / freezer, bi-folding doors leading to the rear garden. The first floor landing, has space for a desk, also with built in storage space. Bedroom one, overlooks the rear garden and has an extensive range of built-in wardrobes, there is also an en-suite shower room. Bedroom two has a built in wardrobe and en-suite W.C. Externally the rear garden benefits from a detached outbuilding / games room, storage shed, side gate access and paved patio, with flower and shrub borders. The Vendor has plans available to convert the integral garage into living accommodation, also creating a central hallway and extension to the first floor with dormers to each side of the building, this would create four bedrooms on the first floor, also including a large family bathroom, walk-in wardrobe and en-suite to bedroom one.

4 3 2 D

Council Tax Band: E



ENTRANCE HALLWAY

16'5 x 15'2 max

GROUND FLOOR BATHROOM

7'10 x 5'3

BEDROOM THREE

9'10 x 9'6

BEDROOM FOUR

11'2 x 6'7

SNUG / LOUNGE

12'7 x 11'2

KITCHEN / DINING / LIVING ROOM

27'1 x 14'1 max

INTEGRAL GARAGE

16'8 x 8'8

FIRST FLOOR LANDING

11'6 x 10'4 max

BEDROOM ONE

15'9 x 12'3

EN-SUITE SHOWER ROOM

9' max x 6'1

BEDROOM TWO

11'2 x 6'9

EN-SUITE W.C

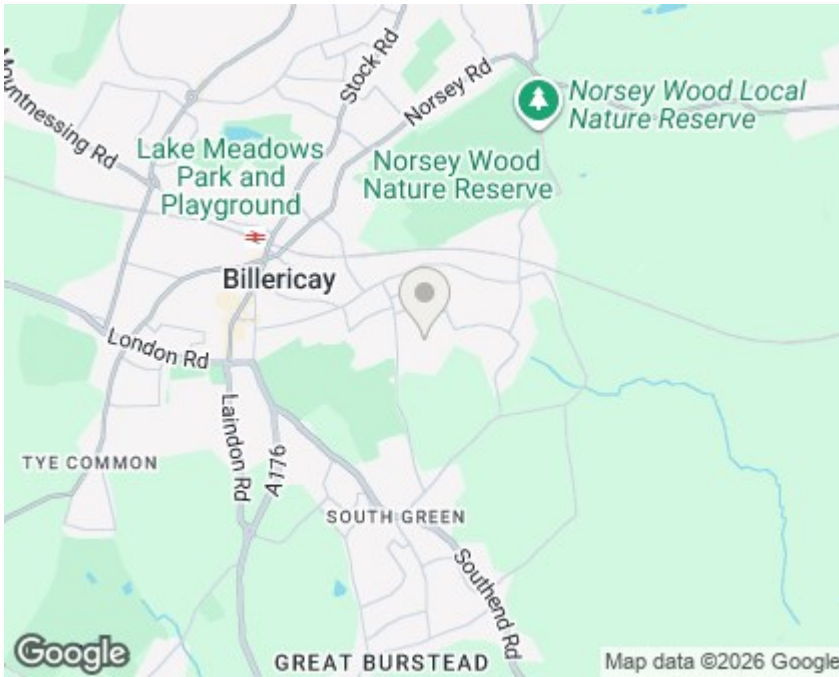
7'1 x 2'8

80FT SOUTH WEST FACING REAR GARDEN

DETACHED OUTBUILDING / GARDEN ROOM

17'5 x 8'6





Viewings

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

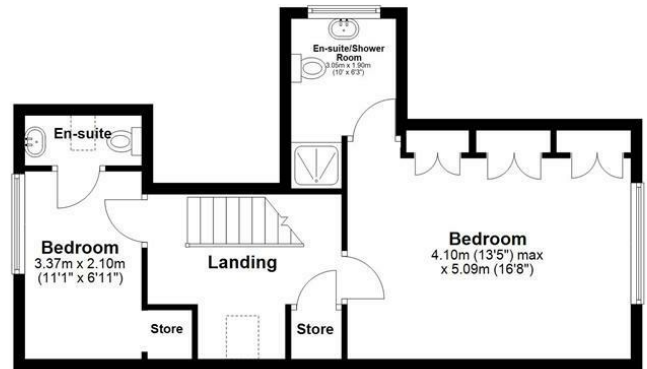
EPC Rating:

D

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			83
(69-80) C			
(55-68) D		67	
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

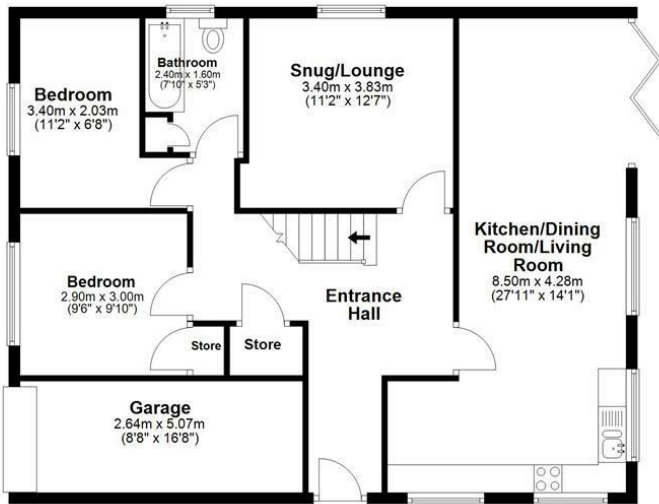
First Floor

Approx. 46.0 sq. metres (495.5 sq. feet)



Ground Floor

Approx. 91.8 sq. metres (987.8 sq. feet)



Outbuilding

Approx. 13.8 sq. metres (148.3 sq. feet)



Total area: approx. 151.6 sq. metres (1631.6 sq. feet)

This floor plan has been created by a third party and should be used as a general outline for guidance only. Any areas, measurements or distances quoted are approximate and any intending purchaser or lessee should satisfy themselves by inspection, searches, enquiries and/or full survey as to the correctness of each statement. We accept no responsibility or liability for any loss whatsoever that may arise as a result of this plan and the information contained within.

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The Rising