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22 Hillhouse Close, Billericay, CM12 0BB

Asking Price £735,000

- NO ONWARD CHAIN
- CORNER PLOT
- BATH / SHOWER ROOM
- NEARBY LAKE MEADOWS PARK
- DOUBLE GLAZED CONSERVATORY
- FOUR BEDROOMS
- SCOPE TO EXTEND (STPP)
- GARAGE & DRIVEWAY
- SOUTH FACING REAR GARDEN
- CLOSE TO BUTTSBURY & MAYFLOWER SCHOOLS

108a High Street, Billericay, Essex, CM12 9BY
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Offered for sale with NO ONWARD CHAIN, is this four bedroom detached family home, situated in a quiet cul-de-sac location, with a corner plot, this property offers excellent potential to extend, subject to planning consent being granted. This sought after location, is within walking distance of Lake Meadows Park, Billericay Mainline Station, Buttsbury & Mayflower Schools, 300 bus route and convenience shops. There is a block paved driveway, with side access to the South facing rear garden, with a double glazed conservatory providing extra reception space. The ground floor accommodation flows brilliantly, with an entrance hallway, ground floor W.C, spacious living room with feature fireplace, double doors lead to the dining room, kitchen with built-in pantry, side door access. integrated four ring gas hob, oven, slimline dishwasher, space for fridge / freezer, built-in storage to the pantry with space for a washing machine. The integral garage has side pedestrian door access and electric roller door, the garage houses the combination gas boiler, this storage space also has the potential to be converted into another reception room, subject to building regulation approval. Bedroom one and two have a range of fitted wardrobes and over bed cabinets, bedroom three is a double bedroom, with the fourth bedroom, currently arranged as a study. The family bathroom has been converted into a shower room, with a large walk in shower cubicle, fully tiled walls, vanity unit wash hand basin and low level W.C, built-in airing cupboard housing the hot water cylinder. Similar neighbouring properties have also added an en-suite shower room to bedroom one, if required. Externally there is an established rear garden with South facing aspect, storage shed and paved patio area. Due to the popularity of this road, early viewing is strongly advised.

4 1 2 C

Council Tax Band: F







ENTRANCE HALLWAY

GROUND FLOOR W.C

LIVING ROOM
18'3 x 14'4 max

DINING ROOM
14'4 x 9'6 max

KITCHEN WITH PANTRY / UTILITY
13'7 x 7'11

DOUBLE GLAZED CONSERVATORY
11'1 x 8'11

FIRST FLOOR LANDING

BEDROOM ONE
14'4 x 9'11

BEDOOM TWO
13' x 8'1

BEDROOM THREE
11'8 x 8'

BEDROOM FOUR
8'11 x 8'1

FAMILY SHOWER ROOM
10'9 x 7'10

GARAGE
12'2 x 7'11

OWN DRIVEWAY

UN-OVERLOOKED SOUTH FACING REAR GARDEN
37 x 31









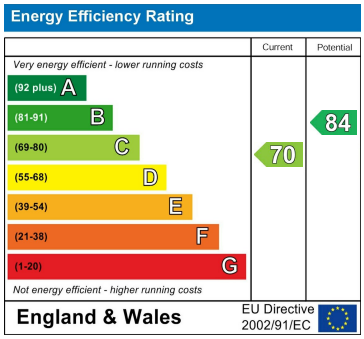


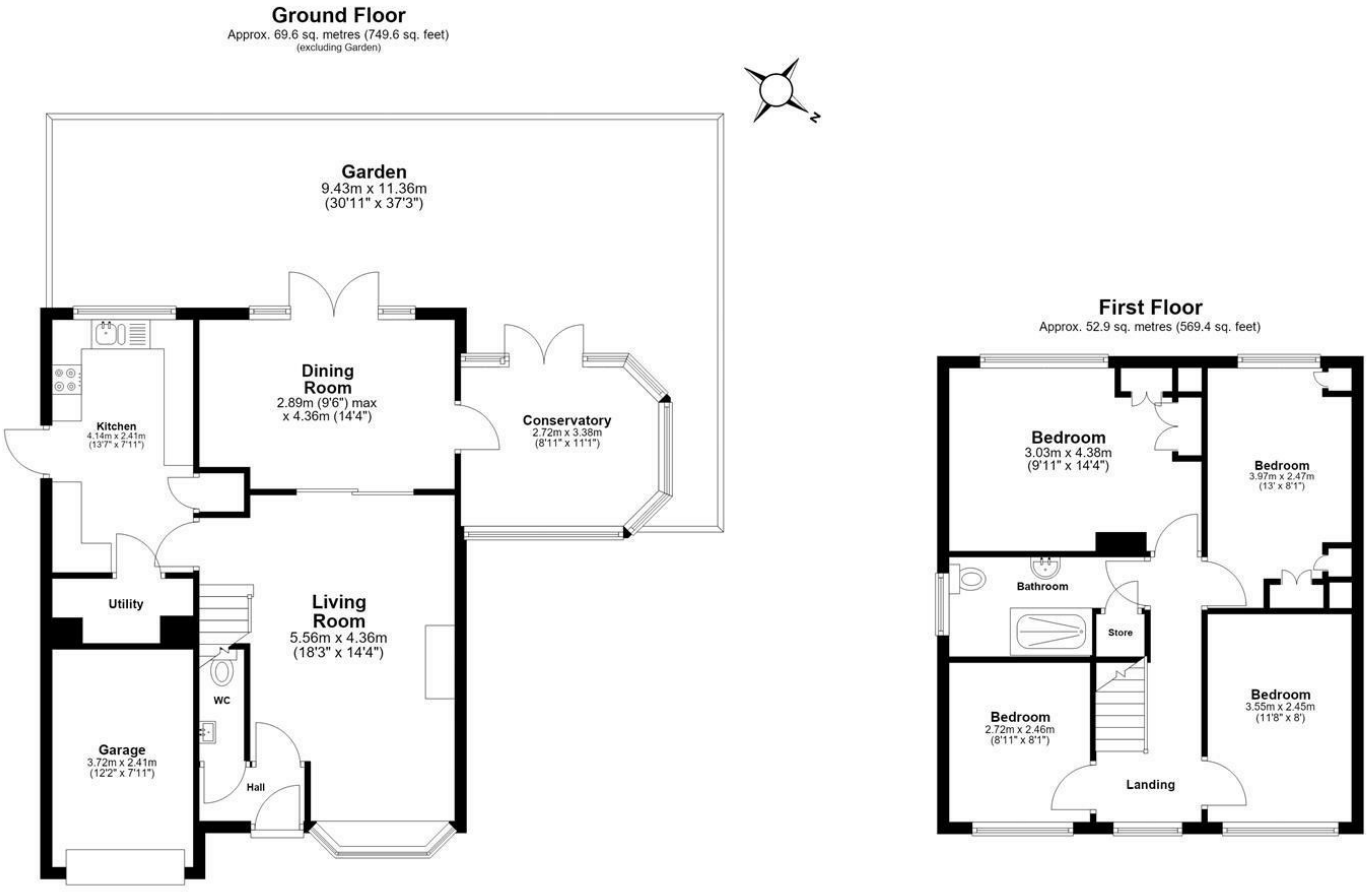
Viewings

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

EPC Rating:

C





Total area: approx. 122.5 sq. metres (1319.0 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, omisson 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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