



## 24 The Rising, Billericay, CM11 2HN

**GUIDE PRICE - £750,000 - £775,000**

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- SEMI DETACHED HOUSE
- 29FT KITCHEN / FAMILY ROOM
- SEPARATE DINING ROOM
- LANDSCAPED GARDEN
- FIVE BEDROOMS
- IMMACULATELY PRESENTED
- BIFOLD DOORS
- RECEPTION ROOM / SNUG
- DRIVEWAY AND PARKING

Situated within a sought-after residential location, this immaculately presented five-bedroom semi-detached property offers spacious and beautifully maintained accommodation extending to approximately 1,900 sq. ft., ideally suited to modern family living. Finished to an exceptional standard throughout, the property offers a superb balance of contemporary open-plan living and practical family space. The ground floor comprises a welcoming entrance hall, a cosy front reception room/snug and an impressive open-plan kitchen/family room measuring over 29ft in length. The modern fitted kitchen features integrated appliances, a central island and ample space for dining and seating, with bi-fold doors opening onto the landscaped rear garden. There is also a separate dining room, utility room with internal access to the integrated garage, a downstairs W.C. and useful storage cupboard. To the first floor are five bedrooms, four of which are doubles. The principal bedroom benefits from fitted wardrobes and an en-suite shower room, while a second bedroom also enjoys en-suite facilities. A newly fitted family bathroom completes the accommodation. Externally, the property benefits from a landscaped unoverlooked rear garden which measures approximately 90ft, integrated garage and driveway parking for approximately three vehicles.



Council Tax Band: D



Entrance Hall

Reception Room / Snug

11'2 x 9'10

Downstairs W.C

Kitchen / Family Room

29' x 14'8

Dining Room

11'2 x 10'11

Utility Room

12'4 x 5'11

Landing

Bedroom One

20'3 x 19'9

Ensuite

7'9 x 5'9

Bedroom Two

11'10 x 9'6

Bedroom Three

11'2 x 7'10

En-Suite

5'1 x 4'11

Bedroom Four

9'6 x 9'6

Bedroom Five

7'9 x 7'1

Family Bathroom

8'2 x 6'7

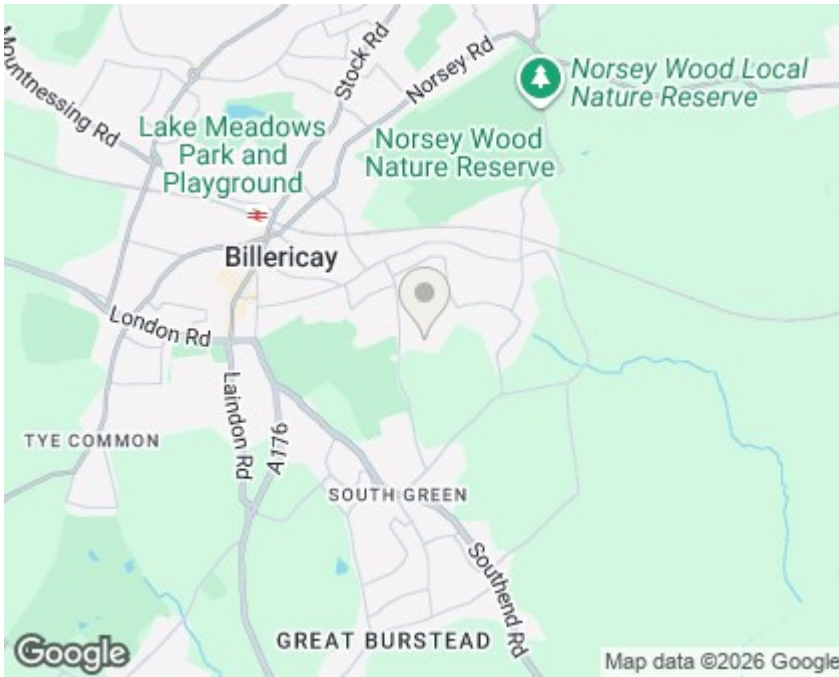
Garage

17'1 x 12'4

Garden

approx 90 ft



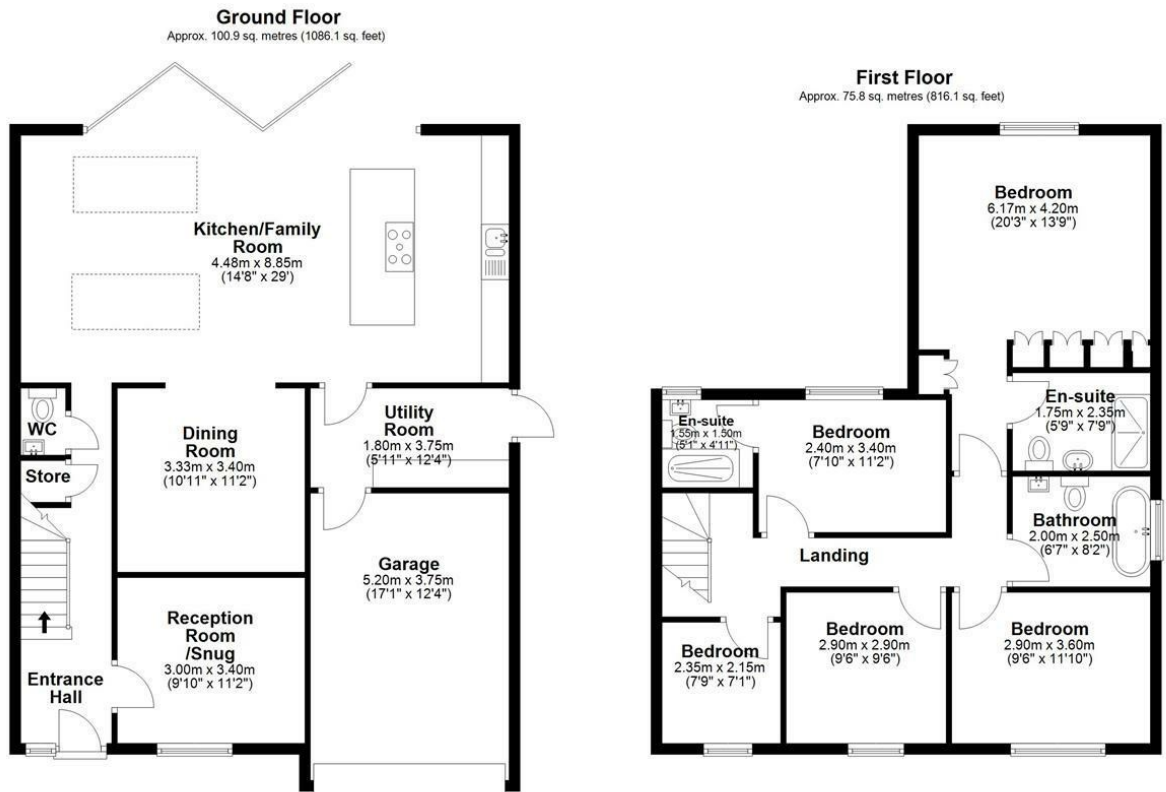


## Viewings

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. 176.7 sq. metres (1902.1 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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The Rising