Quirks
Quirk & Partners®

6 Robert Close, Billericay, CM12 9DS

Guide Price £825,000

- Sought After Location
- Cul De Sac Position
- Link-Detached Home
- Garden Room
- Close to Station and High Street
- Quilters Catchment
- 4/5 Bedrooms
- Ensuite, Family Bathroom & Shower Room
- Resin Driveway
- Beautifully Presented

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Situated within a highly sought-after cul-de-sac and falling within the ever-popular Quilters School Catchment, this impressive 4/5 bedroom link-detached family home offers over 2,000 sq. ft. of beautifully presented and exceptionally versatile accommodation, all within easy walking distance of Billericay High Street and Mainline Railway Station. The property is approached via a resin driveway providing parking for two vehicles and opens into a welcoming entrance hall. To the front of the home is a versatile reception room, currently used as a sitting room but equally suited as a fifth bedroom, playroom or home office, alongside a modern ground floor shower room. To the rear, the impressive dual-aspect living room enjoys a feature fireplace with lined chimney and French doors opening onto the garden, while the spacious kitchen/breakfast room provides an excellent family hub with a central island, generous dining area and further access to the garden. The first floor offers four well-proportioned bedrooms, including an excellent principal suite with fitted wardrobes and a contemporary en-suite shower room. Two further double bedrooms, a generous single bedroom, a modern family bathroom and additional built-in storage complete the first-floor accommodation. The current owners have enhanced the property with Amtico flooring throughout the ground floor, two newly fitted bathrooms, a new central heating system with Nest smart controls and a boarded loft, providing excellent additional storage. Outside, the established rear garden has been thoughtfully designed with generous decking and lawned areas, creating a superb space for both entertaining and family life. A detached garden room adds further versatility and is currently arranged as a gym, home office and bar, making it ideal for modern living. Offered to the market , this is a substantial family home in one of Billericay's most desirable residential locations.

4 2 2 E

Council Tax Band: F

Porch

Entrance Hall

Sitting Room
14' x 12'6

Living Room
20' x 18'1

Kitchen
17'1 x 15'5

Shower Room
6' x 4'1

Downstairs Bedroom
13' x 7'3

Bedroom One
13'10 x 10'6

Ensuite
7'11 x 5'7

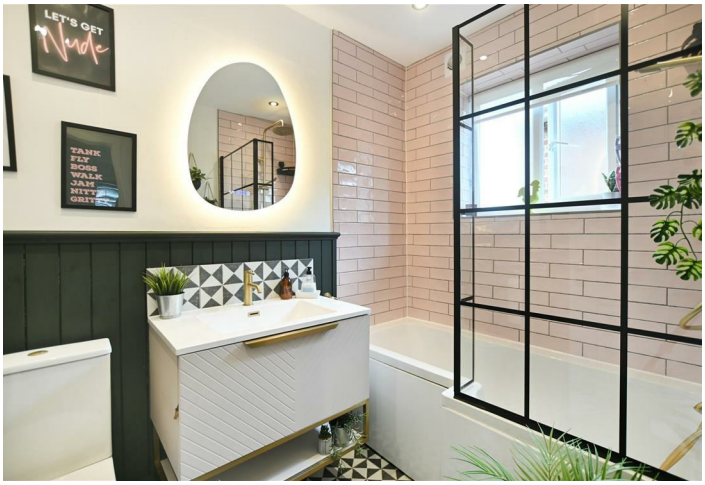
Bedroom Two
18'1 x 10'2

Bedroom Three
12'6 x 12'6

Bedroom Four
7'11 x 7'10

Family Bathroom
7'11 x 5'7

Garden Room
18'10 x 12'6

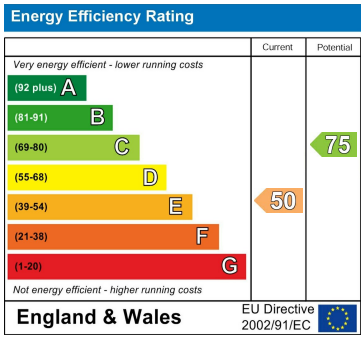


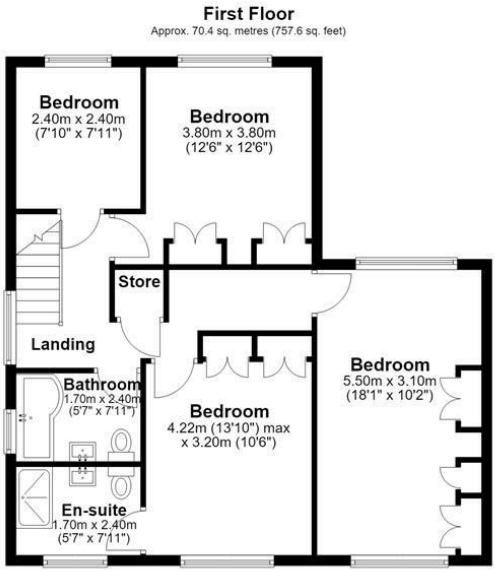
Viewings

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

EPC Rating:

E





Total area: approx. 188.5 sq. metres (2029.3 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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