Quirks

Quirk & Partners®

11 The Knoll, Billericay, CM12 0NT

Offers In Excess Of £575,000

- THREE BEDROOMS
- RECENTLY FITTED KITCHEN
- LARGE UNOVERLOOKED REAR GARDEN
- BASEMENT / CELLAR
- STUDY
- EXTENDED PROPERTY
- ENSUITE AND DRESSING ROOM
- LOFT ROOM
- SOUGHT AFTER LOCATION
- SEPARATE DINING ROOM

108a High Street, Billericay, Essex, CM12 9BY
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Situated within a well regarded cul-de-sac in Billericay, this substantial and extended three bedroom semi detached home offers highly versatile accommodation arranged over four floors, making it ideally suited to family life. The property falls within the sought-after Buttsbury School catchment area and is within walking distance of Lake Meadows Park, Billericay railway station and the High Street. The ground floor provides generous living space, centred around an impressive extended living room with doors opening onto the rear garden. A separate dining room is positioned to the rear of the property, providing an ideal space for family meals and entertaining. The kitchen is accessed from the entrance hall and is fitted with integrated appliances and ample worktop space. A study offers an ideal work-from-home space and sits adjacent to a ground floor cloakroom. The integral garage is accessible internally, offering excellent storage or potential for further conversion, subject to the usual consents. To the first floor are three bedrooms, including Bedroom One which benefits from its own dedicated dressing room and en suite shower room. The remaining bedrooms are served by a family bathroom. The second floor comprises a spacious loft room, providing further flexible accommodation suitable for a variety of uses, subject to the usual regulations. In addition, the property benefits from a basement level cellar, offering valuable additional storage or workspace. A particular highlight of this home is the mature and well established rear garden, extending to in excess of 150ft in length. Featuring expansive lawned areas, established trees including a striking willow, multiple seating areas and outbuildings, the garden offers a high degree of privacy and seclusion. Gardens of this depth and maturity are rarely found within this part of town. To the front, there is off street parking and access to the garage.

3 2 2

Council Tax Band: D

Entrance Hall

Kitchen
12'6 x 10'8

Living Room
25'1 x 18'3

Study
8 x 6'7

Dining Room
14'3 x 11'3

W.C / Utility Room

Landing

Bedroom One
13'5 x 9'10

Walk in Wardrobe
10'10 x 6'7

Ensuite
5'3 x 4'11

Bedroom Two
12' x 7'9

Bedroom Three
8'2 x 6'11

Family Bathroom
8'2 x 6'7

Loft Room
16'9 x 13'11

Cellar
11'6 x 9

Garage
9'8 x 9'8

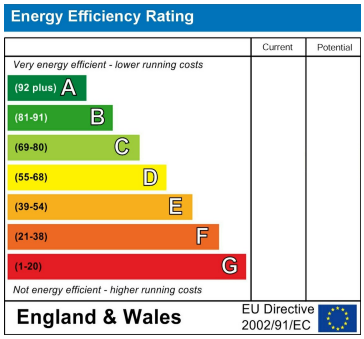
Garden

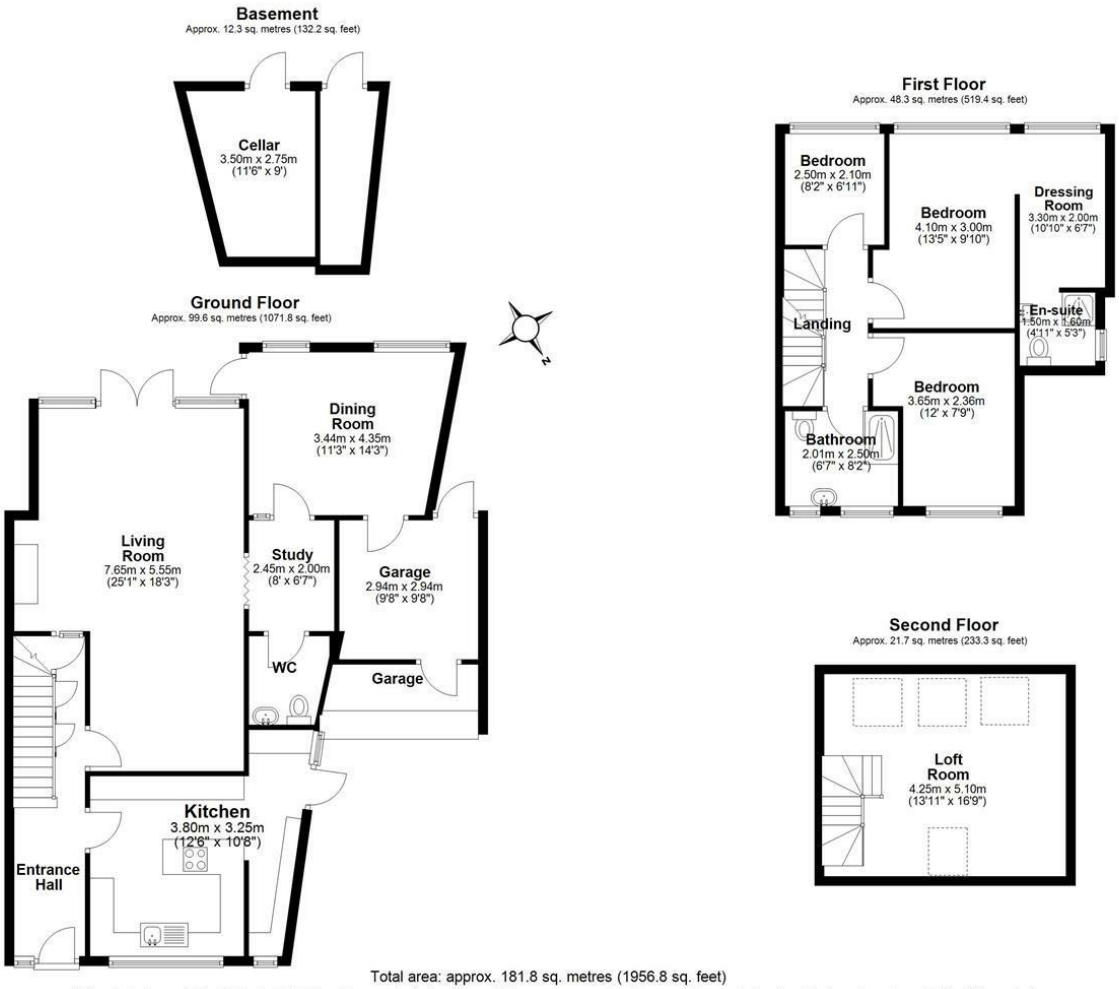
Driveway

Viewings

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

EPC Rating:





Total area: approx. 181.8 sq. metres (1956.8 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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