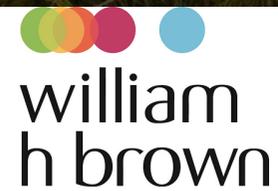




Noak Hill Road, Billericay, CM12 9UJ



welcome to

Noak Hill Road, Billerica

A substantial five bed detached residence in Billerica offering expansive living space, elegant design, and exceptional potential for family life or investment. This stunning home offers ample off street parking, outside games room/bar, swimming pool and rear garden with uninterrupted views.

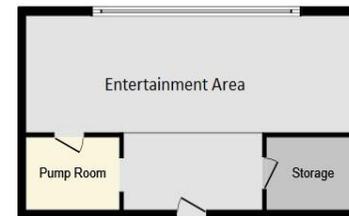




Ground Floor



First Floor



Outbuilding

Entrance Porch

Entrance Hallway

Living Room

19' 10" x 12' 4" (6.05m x 3.76m)

Bar

12' 6" x 9' 10" (3.81m x 3.00m)

Dining Room

12' 2" x 22' 6" (3.71m x 6.86m)

Snug

14' 9" x 16' (4.50m x 4.88m)

Kitchen

12' 6" x 12' 10" (3.81m x 3.91m)

Utility Room

7' 3" x 6' 11" (2.21m x 2.11m)

Bathroom

First Floor Landing

Bedroom One

14' 7" x 13' 1" (4.45m x 3.99m)

En-Suite

Bedroom Two

13' x 12' (3.96m x 3.66m)

Bedroom Three

10' 7" x 12' (3.23m x 3.66m)

Bedroom Four

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.focalagent.com

welcome to

Noak Hill Road, Billericay

- FIVE BEDROOMS
- IMMACULATE CONDITION
- OFF STREET PARKING
- OUTDOOR SWIMMING POOL
- OUTSIDE GAMES ROOM/BAR

Tenure: Freehold EPC Rating: E
Council Tax Band: G

guide price

£1,000,000



Please note the marker reflects the
postcode not the actual property

view this property online williamhbrown.co.uk/Property/BET104425



Property Ref:
BET104425 - 0006

1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there is no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures or services and it is in the buyers interest to check the working condition of any appliances. 5. Where an EPC, or a Home Report (Scotland only) is held for this property, it is available for inspection at the branch by appointment. If you require a printed version of a Home Report, you will need to pay a reasonable production charge reflecting printing and other costs. 6. We are not able to offer an opinion either written or verbal on the content of these reports and this must be obtained from your legal representative. 7. Whilst we take care in preparing these reports, a buyer should ensure that his/her legal representative confirms as soon as possible all matters relating to title including the extent and boundaries of the property and other important matters before exchange of contracts.

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