



12 Hunts Mead, Billericay, CM12 9JA

Asking Price £795,000

- EN-SUITE, W.C & BATHROOM
- LANDSCAPED SOUTH EAST FACING GARDEN
- FULLY RENOVATED & EXTENDED
- UTILITY ROOM
- WALKING DISTANCE OF HIGH STREET
- HOME OFFICE / GYM WITH SHOWER
- GARAGE & PARKING
- STUNNING OPEN PLAN KITCHEN
- ADJOINING GREENERY
- NEARBY SCHOOLS

A superbly presented three bedroom family home, fully renovated and extended to provide modern living space with a beautifully landscaped South East facing rear garden, perfect for entertaining. This property has a large entrance hallway with built-in storage, ground floor W.C, lounge to front aspect, an impressive, open plan kitchen / dining / living room with sliding patio doors and part vaulted ceiling with skylight windows, dining area with underfloor heating, island / breakfast bar, integrated oven / grill, microwave oven, induction hob, full height fridge, wine cooler, quartz worksurfaces. There is a separate utility room with side door access to the garden, with a range of wall and base level units, combination gas boiler and full height freezer, space for washing machine. Externally the immaculately presented rear garden, has an extensive paved patio, steps to raised lawn with integrated trampoline and seating area, side gate access, garage with roller door, power, lighting and two sinks. The purpose built home office / gym, is insulated, double glazed and has air conditioning, there is a fully fitted shower room. The first floor offers three spacious bedrooms all will be fitted with made to measure shutters, a modern, fully tiled family bathroom with three piece white suite, including free standing bath, Bedroom One has the advantage of two windows to the front aspect, built-in wardrobes and a well appointed, fully tiled, en-suite shower room, with walk-in double width shower. This property enjoys a quiet position adjoining a green, being within walking distance of Billericay High Street, Mainline Station and Quilters infant & junior school.



Council Tax Band: D



ENTRANCE HALLWAY

18'9 x 5'8

GROUND FLOOR W.C

6'1 x 3'9

LOUNGE

14'11 x 11

KITCHEN / DINING / LIVING ROOM

22'4 reducing to 18'4 x 21'5

UTILITY ROOM

9'11 x 4'4

GARAGE

14'7 x 8'2

LANDSCAPED SOUTH EAST FACING REAR GARDEN

DETACHED HOME OFFICE / GYM

13 x 10

HOME OFFICE / GYM - SHOWER ROOM

6'8 x 2'6

FIRST FLOOR LANDING

6'9 x 5'6

BEDROOM ONE

17'3 x 10 max

EN-SUITE SHOWER ROOM

7'8 x 5'6"

BEDROOM TWO

11'11 x 11

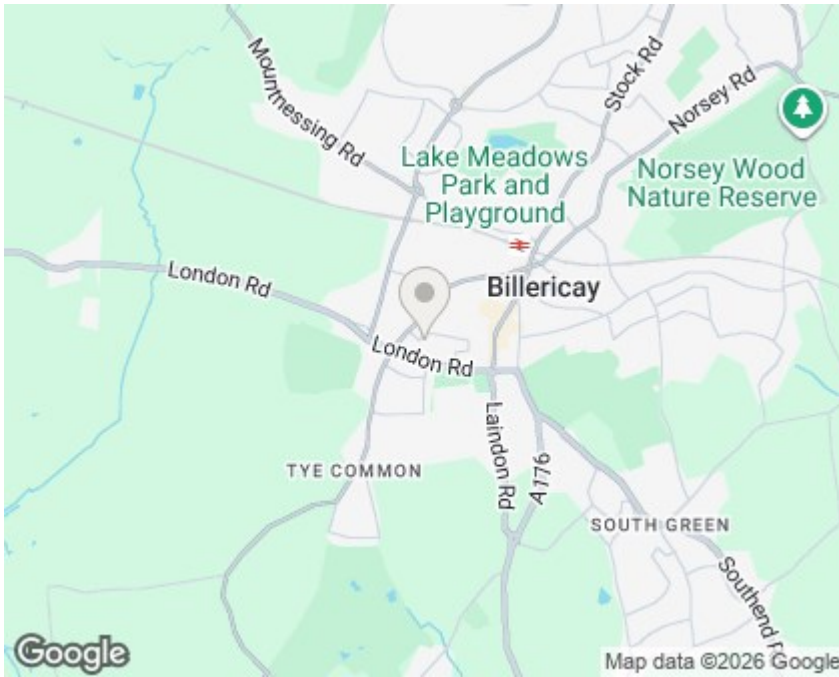
BEDROOM THREE

12'4 x 6'9

FAMILY BATHROOM

8'3 x 6'1





Viewings

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

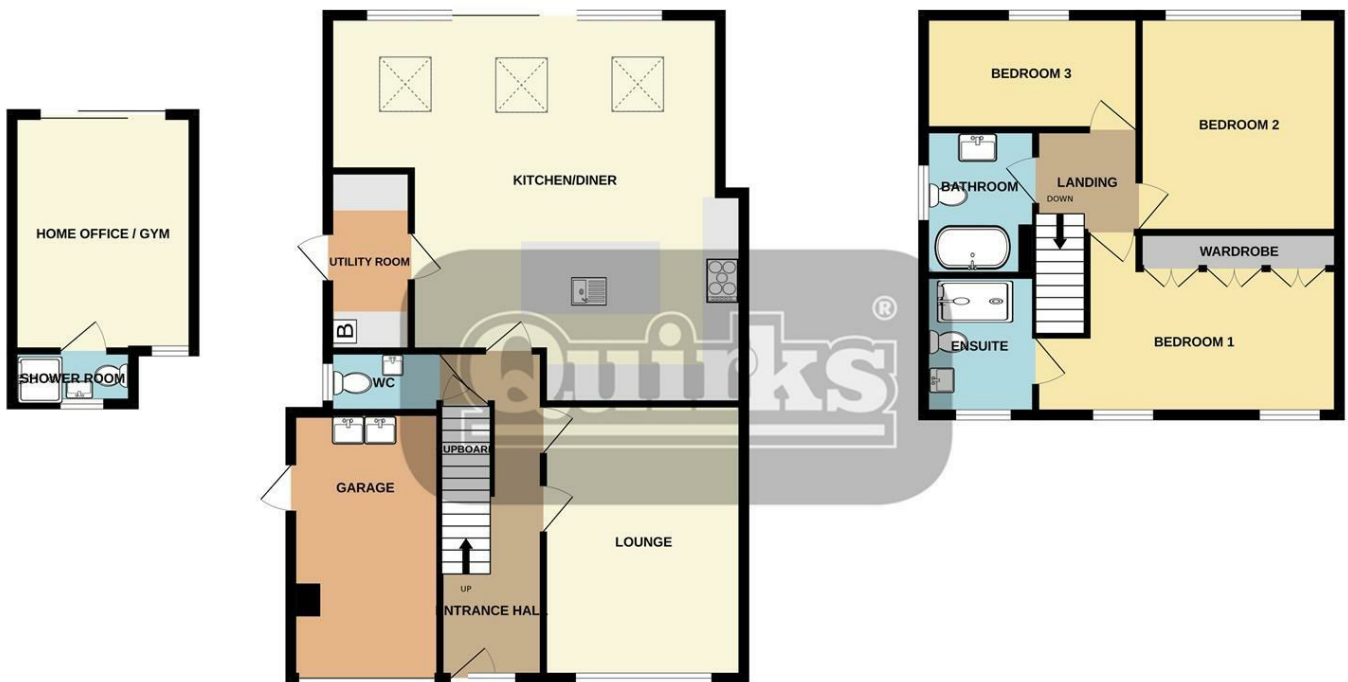
EPC Rating:

D

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			77
(55-68) D		60	
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

GROUND FLOOR
991 sq.ft. (92.1 sq.m.) approx.

1ST FLOOR
497 sq.ft. (46.2 sq.m.) approx.



TOTAL FLOOR AREA : 1489 sq.ft. (138.3 sq.m.) approx.

This floor plan is for illustrative purposes only. All representations including measurements, doors, windows and fixtures are approximate and NOT TO SCALE. The total floor area includes all floor space associated with the property including garages and outbuildings as depicted. No appliances or services are confirmed as included or tested.
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