



151a Noak Hill Road, Billericay - CM12 9UJ

£1,250,000 Freehold

Council Tax band: G ~ EPC Energy Efficiency Rating: B

Set on a generous plot of approximately 0.49 acres, this imposing five-bedroom detached family home offers a harmonious blend of space, comfort, and versatility. Large driveway with parking for several vehicles with fantastic entertain space to the rear including decks, swimming pool and large games room.



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01277 626181

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- **Entrance Hall**
- **Lounge / Diner**
27' 1" x 23' 6" (8.25m x 7.17m)
- **Kitchen / Breakfast Room**
19' 5" x 12' 0" (5.92m x 3.67m)
- **Conservatory**
12' 4" x 21' 4" (3.76m x 6.50m)
- **Utility Room**
6' 0" x 7' 10" (1.83m x 2.40m)
- **Cloakroom**
- **Landing**
- **Primary Bedroom**
13' 11" x 11' 10" (4.24m x 3.61m)
- **En-suite**
5' 10" x 5' 10" (1.78m x 1.78m)
- **Dressing Room**
9' 1" x 5' 6" (2.76m x 1.67m)
- **Bedroom Two**
12' 10" x 11' 10" (3.91m x 3.61m)
- **En-suite**
8' 4" x 5' 3" (2.53m x 1.59m)
- **Bedroom Three**
11' 0" x 12' 0" (3.35m x 3.67m)
- **Bedroom Four**
8' 1" x 12' 0" (2.46m x 3.67m)
- **Bathroom**
7' 3" x 9' 1" (2.21m x 2.76m)
- **Summer House / Outbuilding**
35' 5" x 15' 9" (10.80m x 4.80m)



Total area: approx. 295.3 sq. metres (3178.7 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 they include wall-to-wall cupboards. 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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