



MEACOCK & JONES

4 Bedrooms
House - Semi-
Detached
Located in Billericay

£650,000



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01277 218485

22 The Rising Billericay

| Essex | CM11 2HN



A spacious and versatile four-bedroom semi-detached home offering excellent potential for multi-generational living. The property features well-balanced family accommodation together with a flexible annex-style area comprising an additional reception room, first-floor bedroom and en-suite. Situated close to Billericay railway station providing excellent links to London and well regarded local schools.

From the entrance hall, a staircase rises to the upper floors, with the added benefit of a ground floor cloakroom. A door leads the stylish sitting room enhanced by plantation shutters, creating a welcoming and comfortable space. To the rear, the impressive open-plan kitchen/dining room is flooded with natural light from two Velux windows and bi-folding doors opening onto the garden terrace. Designed for modern family living and entertaining, the kitchen is fitted with a comprehensive range of contemporary white gloss units, complemented by granite work surfaces and a central island. Adjoining the kitchen is a versatile reception room offering a variety of potential uses, including a family room, home office or annexe-style accommodation. Benefiting from direct access to the rear garden and a separate side entrance, the space offers excellent flexibility. A staircase rises from this area to a spacious dual-aspect bedroom with eaves storage and an en-suite shower room, creating the potential for self-contained accommodation, subject to individual requirements.

Also to the first floor are the two further double bedrooms and a family bathroom, while the second floor is dedicated to the principal bedroom, featuring bi-fold doors opening to a Juliet balcony overlooking the rear garden and a luxuriously appointed en-suite shower room.

Externally, the private rear garden features a raised terrace, ideal for outdoor entertaining, with steps leading down to a lawn bordered by mature laurel hedging. To the front is the driveway capable of parking numerous vehicles.

22 The Rising

£650,000 Freehold

- Four Bedroom Semi-Detached House
- En-suites to Two Rooms
- Sitting Room
- Kitchen/Dining Room
- Excellent Location
- Potential for self-contained Annexe
- Family Bathroom
- Family Room/Potential Annexe
- Beautifully Presented
- Close to Billericay Station and Good Local Schools

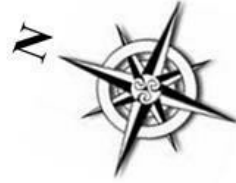


APPROX INTERNAL FLOOR AREA
TOTAL 147 SQ M 1573 SQ FT

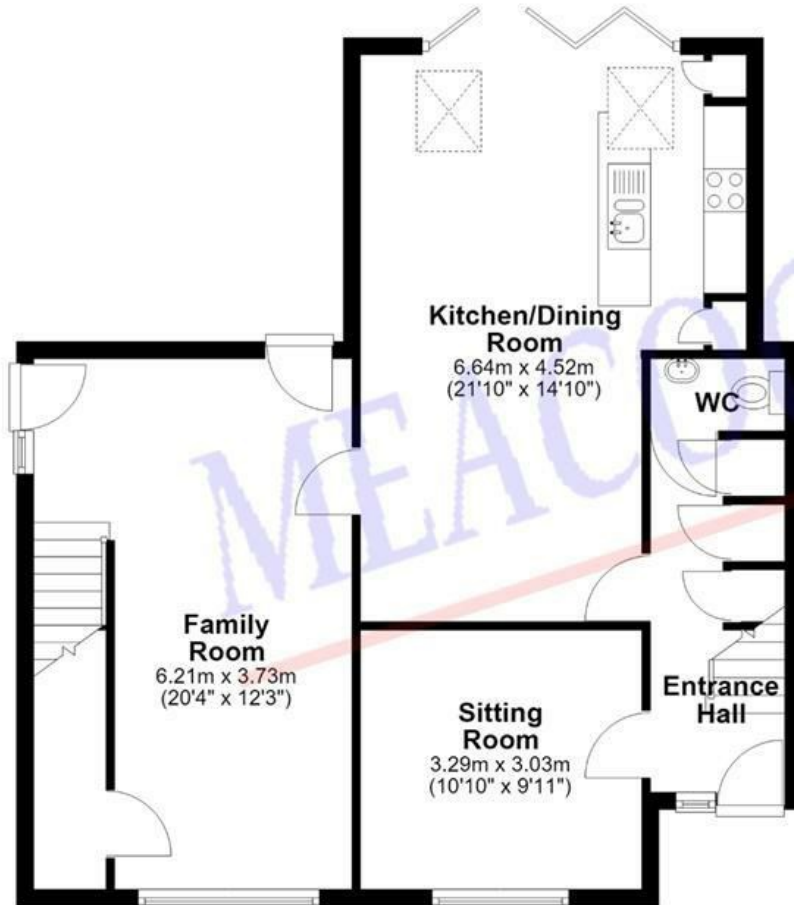
This plan is for layout guidance only and is
NOT TO SCALE

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shapes & compass bearings before making
any decisions reliant upon them.

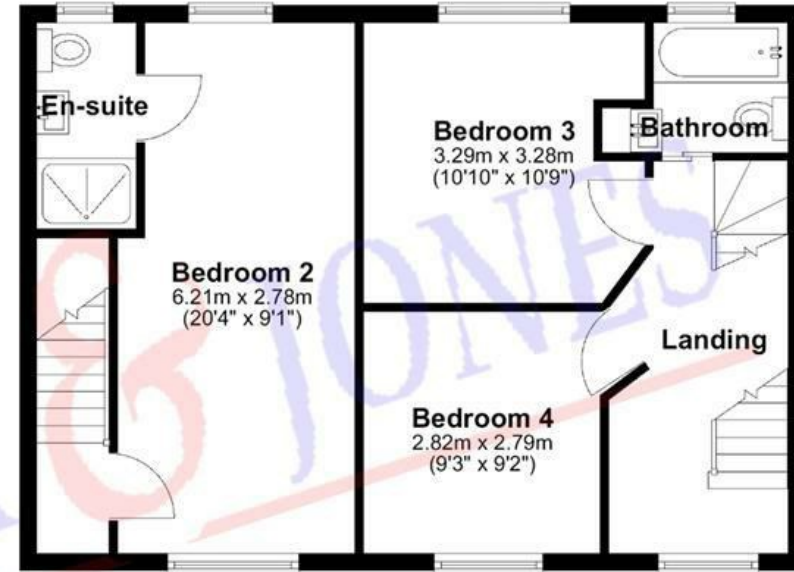
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Ground Floor



First Floor



Second Floor



Accommodation comprises of:-

Entrance Hall

Ground Floor Cloakroom

Sitting Room
10'10 x 9'11

Kitchen/Dining Room
21'10 x 14'10

Family Room/Potential Annexe
20'4 x 12'3

Stairs to First Floor Bedroom (Potential Annexe)

Bedroom Two
20'4 x 9'1

En-suite Shower Room

Stairs from Entrance Hall to First Floor

Bedroom Three
10'10 x 10'9

Bedroom Four
9'3 x 9'2

Family Bathroom

Second Floor

Bedroom One
15'2 x 10'4

En-suite

Externally

Private Rear Garden

Front Garden - Off-street Parking

MEACOCK & JONES

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Council Tax Band: C

Local Authority: Basildon Council

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs	A		
Energy efficient	B		
Decent	C		
Below average	D		
Less than average	E		
Not energy efficient	F		
Very poorly energy efficient - higher running costs	G		
England & Wales		EU Directive applicable	

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