



3 Magnolias, Billericay - CM11 2SH

£700,000 Freehold

A beautifully presented four bedroom detached family home is offered to the market with no onward chain. Upon entering, you are welcomed by a spacious hallway with solid oak flooring that flows seamlessly into the generous lounge, where double aspect windows fill the room with natural light. The open plan kitchen and family area, complete with a feature island, has modern integrated appliances and freestanding Rangemaster cooker with direct access to the utility room. A fully fitted ground floor office, also with underfloor heating and bespoke furniture, offers the perfect environment for home working, while three of the four bedrooms upstairs feature fitted wardrobes for excellent storage.

Council Tax band: F ~ EPC Energy Efficiency Rating: C



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Hallway

Lounge

20' 8" x 10' 8" (6.31m x 3.26m)

Open plan family room/kitchen

22' 5" x 19' 1" (6.82m x 5.81m)

Utility Room

8' 3" x 4' 7" (2.51m x 1.40m)

Office

8' 3" x 6' 7" (2.51m x 2.00m)

Cloakroom

Landing

Bedroom One

13' 11" x 8' 6" (4.24m x 2.59m)

En-suite

Bedroom Two

10' 4" x 10' 0" (3.14m x 3.04m)

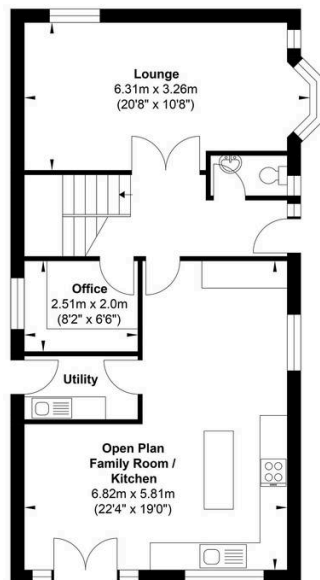
Bedroom Three

11' 0" x 8' 0" (3.35m x 2.44m)

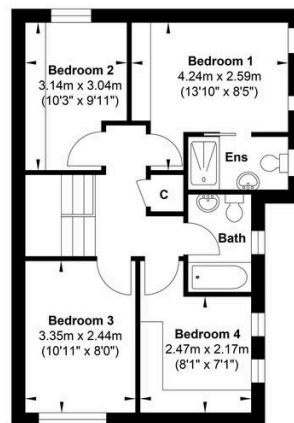
Bedroom Four

8' 1" x 7' 1" (2.47m x 2.17m)

Bathroom



Ground Floor



First Floor

Gross Internal Floor Area : 116.80 m2 ... 1257.22 ft2

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.