



**58 Bell Hill Close, Billericay, CM12 9QJ**

**Guide Price £680,000**

- FOUR BEDROOMS
- THREE RECEPTION ROOMS
- ENSUITE TO MASTER
- GARAGE
- SOUGHT AFTER LOCATION
- EXTENDED TO REAR
- DOWNSTAIRS W.C
- MODERN KITCHEN
- DRIVEWAY FOR 2 CARS
- CLOSE TO LOCAL NATURE PARK

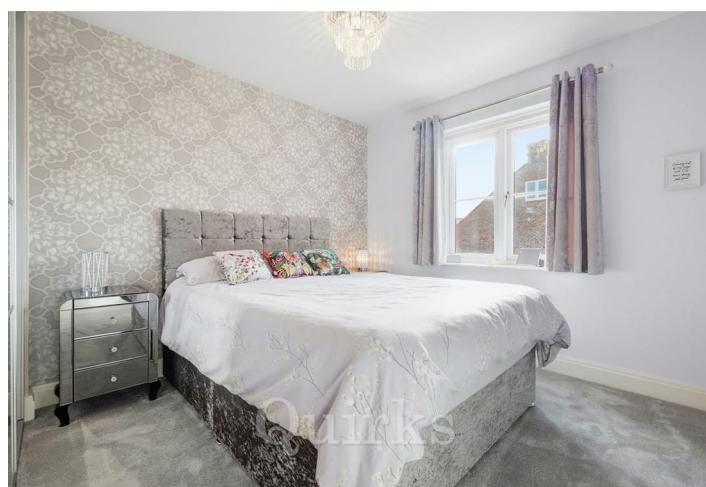
Located in a popular cul-de-sac around 0.7 miles from Billericay High Street and just over a mile from the station, with direct London links into London in under 40 minutes, this four bedroom link-detached home offers excellent space for family living. The ground floor provides well-planned accommodation including a bright front lounge which leads through to a generous rear extension, currently used as a seating and dining room. This addition links back into the kitchen and opens out to the garden, creating an ideal layout for both everyday living and entertaining. There is also a separate study and a ground floor cloakroom. The kitchen/breakfast room is fitted with modern units, integrated appliances and a breakfast bar. Upstairs, there are four well-proportioned bedrooms, three with built-in storage, including a principal bedroom with en-suite, plus a modern family bathroom. The rear garden offers a private, manageable space, while the front provides driveway parking and access to the attached garage. The property also enjoys immediate access to Mill Meadows Nature Park and its surrounding nature trails, all within easy reach of well-regarded schools, shops and transport links.

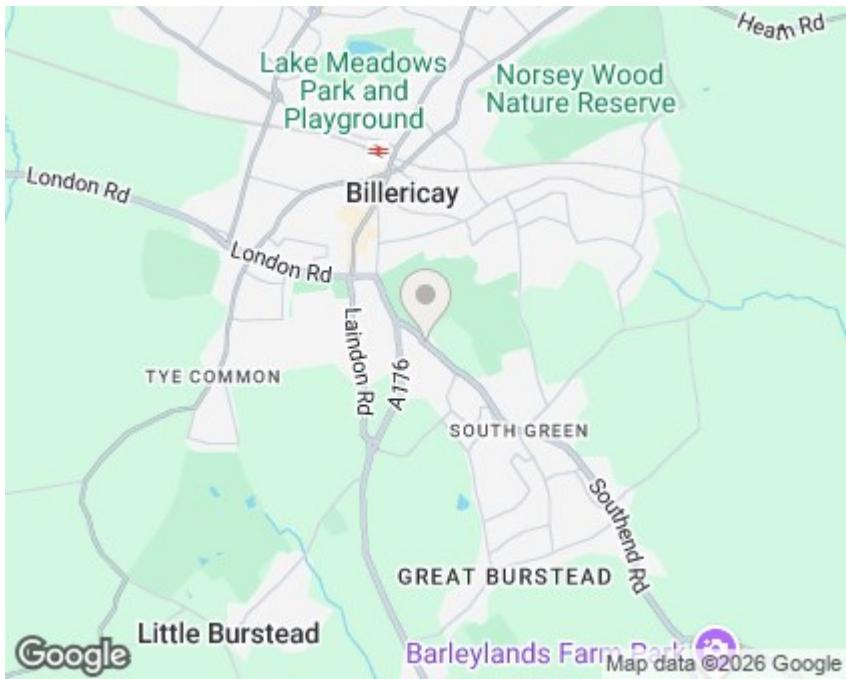


Council Tax Band: F



Entrance Hall	Bedroom Two 10'11 x 8'2
Study 9'3 x 8'6	Bedroom Three 9'8 x 8'7
Lounge 16'5 x 10'8	Bedroom Four 8'6 x 6'7
Garden Room 16'10 x 10'2	Family Bathroom 7'3 x 5'3
Kitchen 15'3 x 10'6	Wrap Around Garden
Downstairs W.C	Garage 23 x 9'10
Landing	Driveway for two cars
Bedroom One 14 x 9'9	AGENTS NOTE There is a service charge of £394.73 per annum for the upkeep of the communal areas for the development
En-suite shower room 7'1 x 4'7	





## Viewings

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

## EPC Rating:

C

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		79	83
		EU Directive 2002/91/EC	



This floor plan has been created by a third party and should be used as a general outline for guidance only. Any areas, measurements or distances quoted are approximate and any intending purchaser or lessee should satisfy themselves by inspection, searches, enquiries and/or full survey as to the correctness of each statement. We accept no responsibility or liability for any loss whatsoever that may arise as a result of this plan and the information contained within.

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