Quirks
Quirk & Partners®

15 St. Helens Walk, Billericay, CM12 0LA

Offers In Excess Of £675,000

- STUNNING FAMILY HOME
- MODERN OPEN PLAN KITCHEN / DINER
- UTILITY & W.C
- GROUND FLOOR EXTENSION
- NEW BLOCK PAVED DRIVEWAY
- EXTENSIVELY RENOVATED THROUGHOUT
- STUDY / HOME OFFICE
- MODERN BATH / SHOWER ROOM
- LANDSCAPED GARDEN WITH OUTBUILDING
- NEARBY SCHOOLS & MAINLINE STATION

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A fully renovated three bedroom family home, finished to a very high standard throughout. This extended property offers a stunning entrance hallway with inset spotlights and ornate coving to the ceiling, wood paneling to the walls and built-in understairs storage. The living room is to the front aspect with feature raised ceiling and large window with fitted blinds. The ground floor extension provides a modern ground floor W.C, utility area with space for washing machine, base level units and wall shelving. The modern open plan kitchen / dining room, has a range of wall and base level units, island, quartz worksurfaces and integrated appliances, including, wine cooler, induction hob, with underfloor extractor, oven and grill, dishwasher, fridge / freezer, sink / drainer, dining space with fitted storage and shelving, inset spotlights to the ceiling and double glazed window and bi-folding doors, to the West facing garden. There is a study / office space, perfectly suited for those working from home. To the first floor is a sizeable landing area, where the feature wood paneling continues, there is a loft room with fitted ladder, the loft area is fully boarded, with plaster boarded walls and ceiling, power points and potential to straight forwardly convert this space into another bedroom, subject to planning consent being granted. The family bathroom has been refitted, with a fully tiled, modern white suite including a double width, walk in-shower with rainfall shower head, free standing Lusso bath with shower attachment, low level W.C, vanity unit wash hand basin, low level W.C and heated towel rail. Bedroom one has fitted blinds and feature raised ceiling with inset spotlights, bedroom two is a comfortable double room, currently arranged as a dressing room, with highly quality fitted wardrobes (available by negotiation) there are also fitted blinds to the window, bedroom three is a good size single room and ideally suited for a children's bedroom, fitted blinds to the window. Externally the property benefits from a recently installed block paved driveway, providing parking for several vehicles. The rear garden has been beautifully landscaped to include an extensive porcelain paved patio area, raised flower beds, the rest laid to lawn, leading to an impressive outbuilding, measuring 26'5 x 14'1 max (8m x 4.2m) which is currently set up as a home gym (equipment not included) there is air conditioning, power, lighting and bi-folding doors to garden. St. Helens Walk is a quiet cul-de-sac location, within walking distance of Brightside Infant & Junior School, Billericay Mainline Station and Lake Meadows Park, there are also nearby convenience shops including the Aldi Supermarket at Queens Park.

3 2 2 C

Council Tax Band: D

ENTRANCE HALLWAY

LIVING ROOM
16'1 x 13'2

UTILITY

GROUND FLOOR W.C

STUDY
9'7 x 5'11

OPEN PLAN KITCHEN / DINING ROOM
19'8 x 17'5 max

FIRST FLOOR LANDING

BEDROOM ONE
11'5 x 10'10

BEDROOM TWO
10'10 max x 10'7

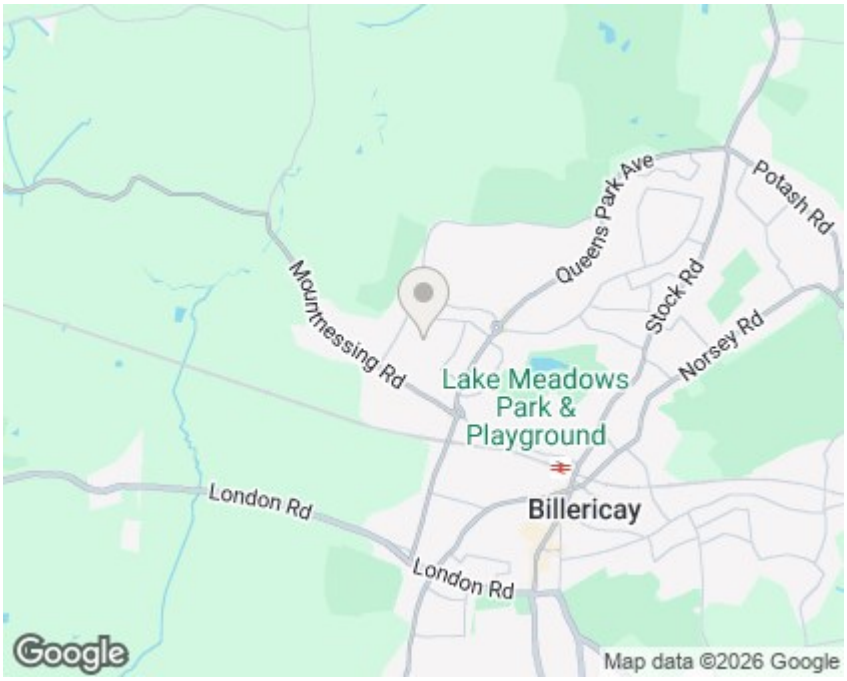
BEDROOM THREE
8'7 x 7'11

MODERN REFITTED BATH / SHOWER ROOM
10'11 x 5'11

WEST FACING LANDSCAPED REAR GARDEN

OUTBUILDING / GYM
26'5 x 14'1 max

BOARDED LOFT ROOM
19'8 x 8'5

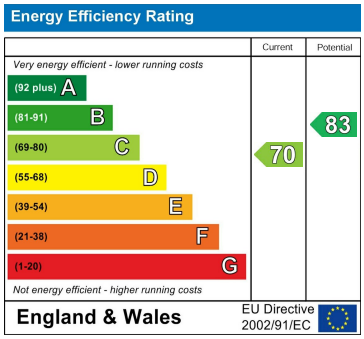


Viewings

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

EPC Rating:

C



Total area: approx. 169.7 sq. metres (1826.8 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, omisson 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 may include wardrobe/cupboard space. 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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