



8 James Square, Billericay, CM11 2LN

Asking Price £520,000

- FOUR BEDROOMS
- OPEN PLAN KITCHEN / DINER / LOUNGE
- GOOD SIZE GARDEN
- CORNER PLOT
- GARAGE
- TWO BATHROOMS
- SECOND RECEPTION ROOM
- DOWNSTAIRS W.C & UTILITY ROOM
- BACKING FIELDS
- PARKING FOR ONE CAR

Situated in a quiet cul-de-sac and backing directly onto open fields, this beautifully presented four-bedroom semi-detached family home offers spacious and versatile accommodation in a highly sought-after location. The property is entered via a welcoming entrance hall, leading to a generous living room featuring a log burner, creating a cosy focal point. To the rear of the property is a spacious open-plan kitchen/dining room, ideal for family life and entertaining, which in turn opens into a large conservatory enjoying delightful views over the rear garden and the fields beyond. A useful utility area and ground floor cloakroom complete the ground floor accommodation. To the first floor are four well-proportioned bedrooms, served by a family bathroom and a separate shower room, providing excellent practicality for growing families. Externally, the property enjoys a wonderful wrap-around garden extending to both the side and rear, with mature planting, lawn and patio areas, together with direct access to the open fields beyond. The garden provides a high degree of privacy and enjoys a delightful open outlook. Further benefits include a detached garage and shared driveway parking. Offering an excellent combination of generous living space, countryside views and a peaceful setting, this attractive family home is conveniently located for local schools, amenities and transport links. Early viewing is highly recommended.



Council Tax Band: D



Entrance Hall

Living Room

13'2 x 12'8

Kitchen / Dining Room

27'3 x 10'11

Conservatory

17'7 x 9'10

Utility Area

W.C

Bedroom One

12'8 x 11'5

Bedroom Two

12'2 x 8'10

Bedroom Three

11'2 x 9

Bedroom Four

8'2 x 8'2

Bathroom

7'7 x 6

Shower Room

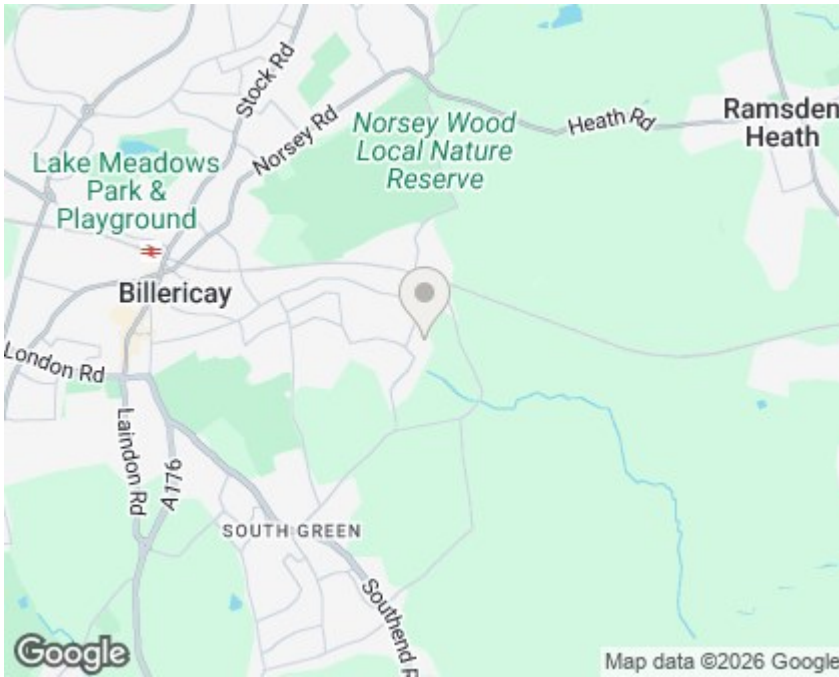
Garage

19'3 x 8'9

Garden

Wrap Around and backing fields





Viewings

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

EPC Rating:

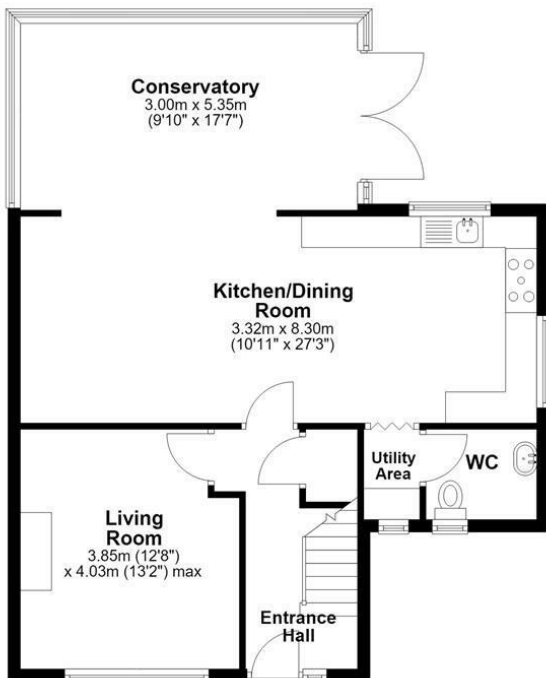
D

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			84
(69-80) C			
(55-68) D		62	
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	



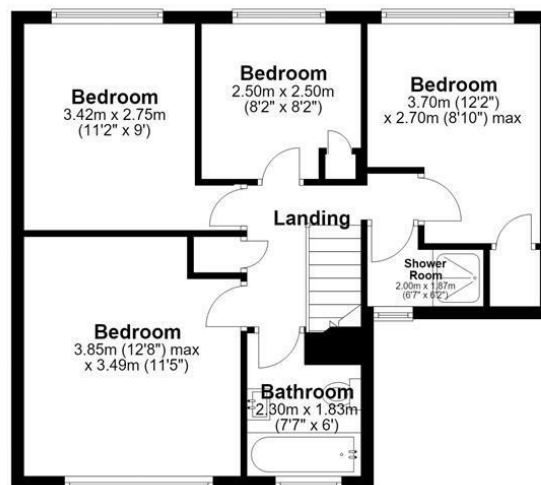
Ground Floor

Approx. 71.8 sq. metres (773.4 sq. feet)



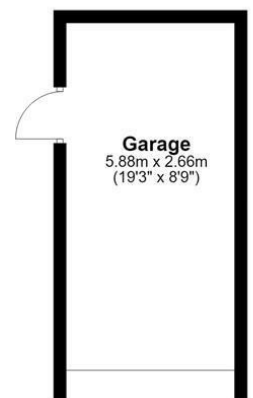
First Floor

Approx. 57.5 sq. metres (618.6 sq. feet)



Outbuilding

Approx. 15.6 sq. metres (168.4 sq. feet)



Total area: approx. 145.0 sq. metres (1560.3 sq. feet)

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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