



**25 Bell Hill Close, Billericay, CM12 9FS**

**Guide Price £600,000**

- GARAGE & UTILITY
- EN-SUITE & BATHROOM
- LOW MAINTENANCE GARDEN
- WALKING DISTANCE OF SCHOOLS
- FOUR BEDROOMS
- OUTBUILDING / HOME OFFICE
- GROUND FLOOR EXTENSION
- OPEN PLAN KITCHEN / LIVING SPACE
- NEARBY HIGH STREET & STATION
- STUDY / PLAYROOM

# 25 Bell Hill Close, Billericay CM12 9FS



Council Tax Band:



**\*\*MODERN OPEN-PLAN LIVING!\*\* CLOSE TO HIGH STREET AND BILLERICAY STATION, 1 MILE\*\***

Impressive four-bedroom family home pleasantly situated within the sought after 'Cherry Tree Park' development just off Bell Hill, within convenient walking distance of Billericay and Quilters Schools, High Street and within a mile of the railway station with its mainline link to London Liverpool Street. Constructed in 2013 by Messer's Banner Homes, and extended by the present owners in 2018, the property offers spacious and highly appointed accommodation arranged over two floors. A generous reception hallway opens to the living room which in turn leads to a dining area and into the superb family room with two glazed skylight windows, bi-folding doors to the rear garden and access to the bespoke fitted kitchen and separate utility room.

To the first floor, the principle bedroom lies to the rear which incorporates a range of fitted wardrobes to one wall, lovely views to the south over the surrounding area, and a nicely finished ensuite shower. There are two further double bedrooms, a single to the front, and main family bathroom.

Outside, there is off street parking beside the house and access to the attached garage measuring 15' x 9'5 with power, lighting and integral door to utility room. The rear garden measures 31' deep x 34' max depth and features a wide L-shaped paved patio terrace extending with width of the property and with steps down to artificial grass lawn area. A substantial bespoke outbuilding measuring 12' x 7'9 makes a useful home-office with power, lighting and patio doors onto the lawn. EPC rating C.





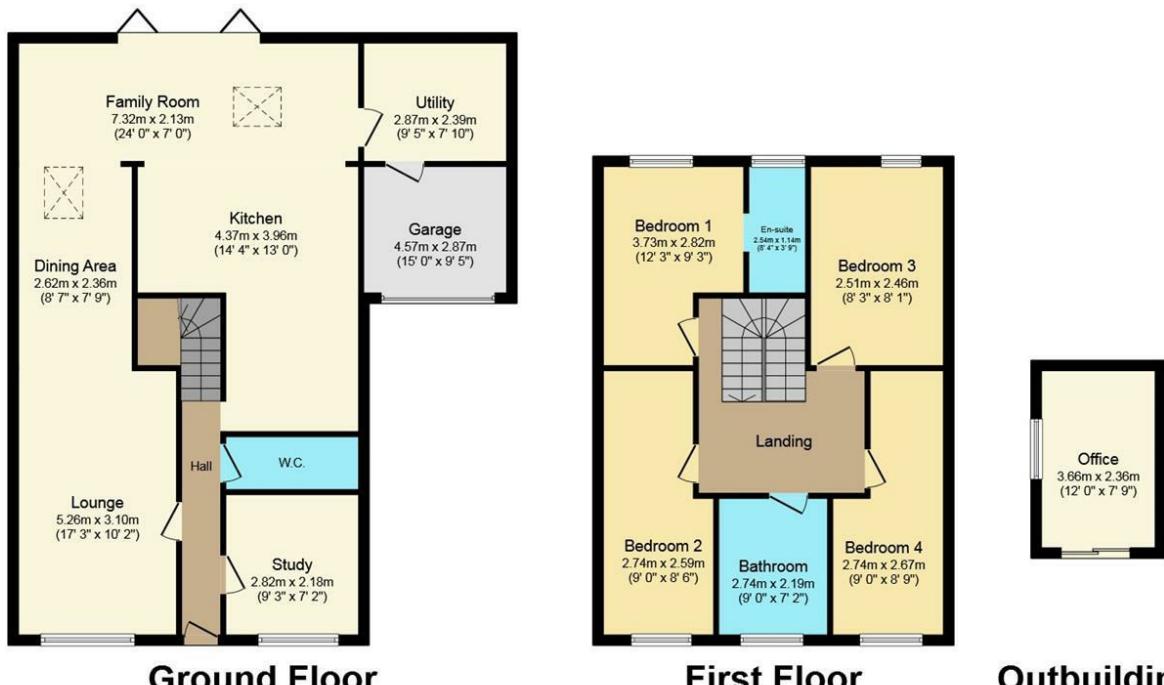
## Viewings

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			EU Directive 2002/91/EC



Total floor area 168.5 sq.m. (1,813 sq.ft.) approx

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