



82 Scrub Rise, Billericay, Essex, CM12 9PE

Guide Price £612,000

- LINK DETACHED
- SOUTH FACING GARDEN
- TWO RECEPTION ROOMS
- MODERN KITCHEN
- QUILTERS AND BILLERICAY CATCHMENT
- FOUR BEDROOMS
- SOUGHT AFTER LOCATION
- GARAGE
- RECENTLY REFITTED BATHROOM
- DRIVEWAY FOR 3 CARS

Situated within walking distance of the highly sought-after Quilters Primary and Billericay Senior Schools, this beautifully presented four-bedroom link-detached home boasts a desirable south-facing rear garden and a generous driveway providing parking for two to three cars. Stepping inside, you are welcomed by a bright and spacious entrance hall. To the left, the well-proportioned dining room enjoys a front-facing aspect and comfortably accommodates a six-seater table along with additional furniture. Moving towards the rear, the inviting lounge is bathed in natural light, with sliding patio doors seamlessly connecting the indoor space to the private rear garden—perfect for relaxing or entertaining. The modern kitchen is well-equipped with integrated appliances, including a fridge-freezer, dishwasher, washing machine, oven, and hob. Thoughtfully designed, it also provides convenient access to both the side and rear of the property. Upstairs, you will find four generously sized double bedrooms, each offering ample space for furnishings. A handy built-in cupboard at the top of the stairs provides additional storage, while Bedroom Three also benefits from its own cupboard. The contemporary family bathroom features a luxurious double-size walk-in shower cubicle. Located just a short distance from Billericay's vibrant town centre and mainline railway station, this fantastic home offers both convenience and comfort in an excellent location.

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Council Tax Band:



Hallway
14'5 x 5'9

Lounge
17'5 x 11'9

Kitchen
12'1 x 7'6

Dining Room
9'9 x 9'3

Downstairs W.C
4'8 x 2'3

Landing
14'0 x 7'3

Bedroom One
12'3 x 10'9

Bedroom Two
11'2 x 9'4

Bedroom Three
11'4 x 10'3

Bedroom Four
8'8 x 8'7

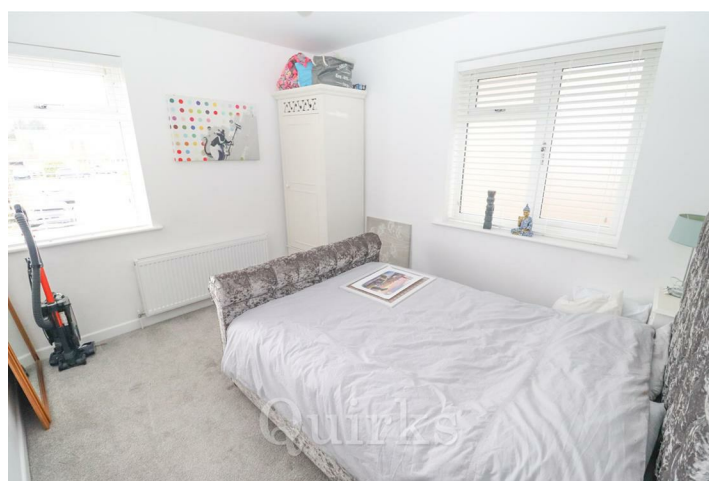
Bathroom
7'0 x 5'6

Garden - South Facing

Driveway - Parking for 2-3

AGENTS NOTE

Please note that the land beyond the boundary of the property has had planning for development approved.
(24/00762/OUT)





Viewings

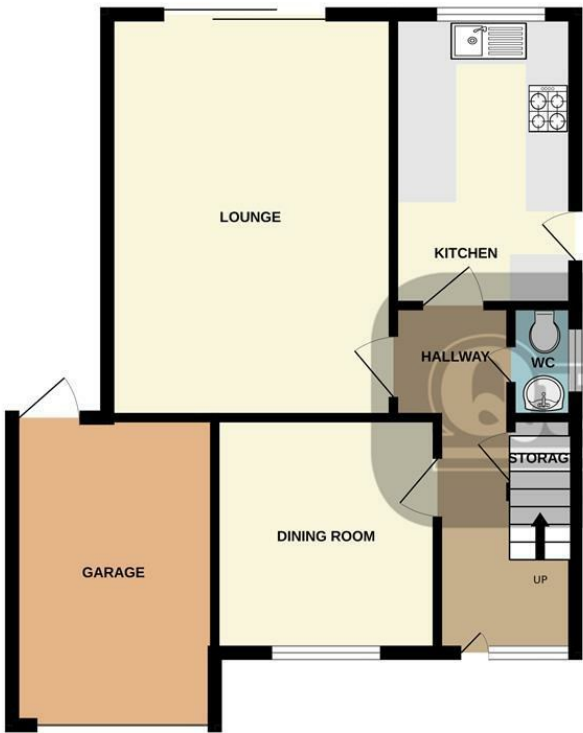
Viewings by arrangement only. Call 01277 626 541 to make an appointment.

EPC Rating:

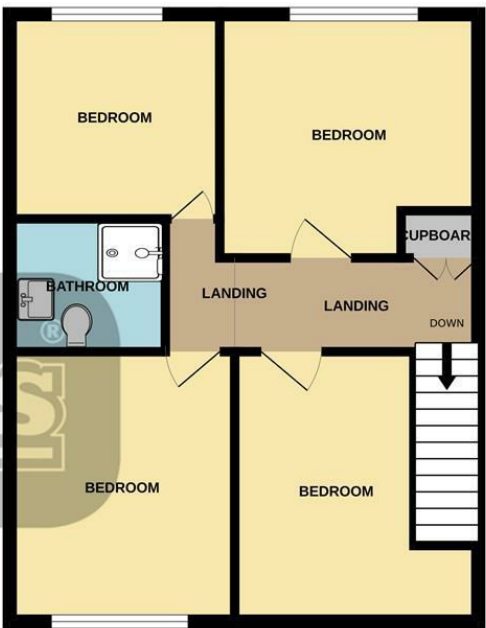
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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		78
(55-68) D	66	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC

GROUND FLOOR



1ST FLOOR



This floor plan is for illustrative purposes only. All representations including measurements, doors, windows and fixtures are approximate and NOT TO SCALE. The total floor area includes all floor space associated with the property including garages and outbuildings as depicted. No appliances or services are confirmed as included or tested.
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