



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

**Guide Price £635,000**

- FOUR BEDROOMS
- WELL PRESENTED
- DOWNSTAIRS W.C
- ENSUITE TO MASTER BEDROOM
- GARAGE
- LINK DETACHED
- TWO RECEPTION ROOMS
- MODERN KITCHEN / BREAKFAST ROOM
- DRIVEWAY WITH PARKING FOR 3 CARS
- SOUGHT AFTER LOCATION



Located in a highly desirable cul-de-sac just 0.7 miles from Billericay High Street and within 1.1 miles of Billericay station, offering direct links into London in under 40 minutes, this spacious four-bedroom link-detached home is perfect for families and commuters alike. The property offers well-planned accommodation including two reception rooms, a bright, generously sized lounge with French doors opening to the rear garden, and a separate study ideal for home working or flexible use. The kitchen/breakfast room is fitted with modern units and integrated appliances, and there's a ground floor cloakroom for added convenience. Upstairs, the home comprises four bedrooms, three with built-in storage, including a principal bedroom with en-suite, and a contemporary family bathroom. Externally, the rear garden offers a private and manageable outdoor space, while the front provides driveway parking for three vehicles in addition to an attached garage. One of the home's standout features is its close proximity to Mill Meadows Nature Park – a treasured local beauty spot just a stone's throw away. A nature trail runs directly alongside the property, offering immediate access to peaceful walks, open green space, and a haven for wildlife. Well-presented throughout and positioned close to excellent schools, shops, and transport links, this is a fantastic opportunity to secure a quality home in a prime Billericay location.



Council Tax Band: F



Entrance Hall

11'6 x 10'1

Kitchen / Breakfast

14'9 x 10'10

Dining Room

9'6 x 8'6

W.C

6'1 x 2'8

Living Room

16'5 x 10'6

Landing

12'5 x 10'5

Bedroom One

14'1 x 13'1

Ensuite

7'2 x 4'4

Bedroom Two

10'10 x 8'6

Bedroom Three

9'10 x 9'2

Bedroom Four

7'10 x 6'7

Family Bathroom

7'2 x 5'6

Garden

40'7 x 39'7

Garage

23'7 x 9'10

AGENTS NOTE

There is a Annual Ground Rent Charge of £372 for the upkeep of the nature trail to the side of the property.





## Viewings

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

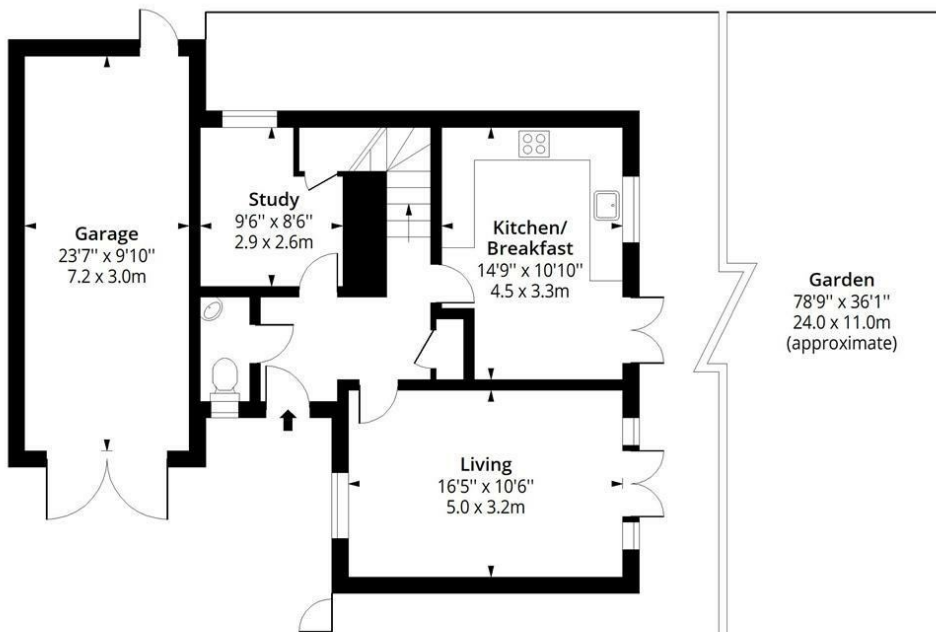
## EPC Rating:

C

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C	78	87
(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	

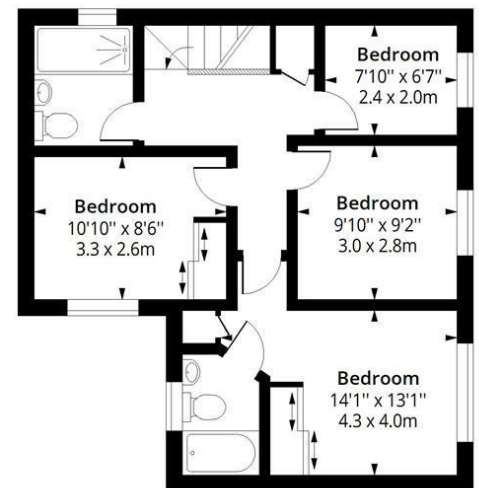
## Bell Hill Close, CM12

Approx. Gross Internal Area 1417 Sq Ft - 131.64 Sq M



### Ground Floor

Floor Area 830 Sq Ft - 77.11 Sq M



### First Floor

Floor Area 587 Sq Ft - 54.53 Sq M



Measured according to RICS IPMS2. Floor plan is for illustrative purposes only and is not to scale. Every attempt has been made to ensure the accuracy of the floor plan shown, however all measurements, fixtures, fittings and data shown are an approximate interpretation for illustrative purposes only. 1 sq m = 10.76 sq feet.

Date: 17/7/2025