



11 Longrise, Billericay, CM12 9QR

Offers In Excess Of £665,000

- FOUR DOUBLE BEDROOMS
- INTEGRATED KITCHEN APPLIANCES
- STUDY
- TWO MODERN BATHROOMS
- SOUTH EAST FACING GARDEN
- SPACIOUS LOUNGE
- AMPLE STORAGE
- SEPARATE DINING ROOM
- DOUBLE LENGTH GARAGE
- CUL-DE-SAC LOCATION

Spacious 4 Bedroom Home in a Peaceful Cul-de-Sac, Walking Distance to Billericay High Street. Set within a sought-after cul-de-sac just a short walk from Billericay High Street and the beautiful Mill Meadows Nature Reserve, is this attractive Georgian-style home offers generous family accommodation and a delightful South-East facing garden. The welcoming entrance hall gives access to a study, and a modern ground floor shower room. To the front, a separate dining room creates the ideal setting for family meals and entertaining, while the impressive L-shaped lounge to the rear enjoys parquet flooring, a feature fireplace, and a French door opening onto the garden. The contemporary fitted kitchen is equipped with sleek high-gloss units, granite-effect worktops, and fully integrated appliances, with views across the garden and a side door for convenience. Upstairs, the home boasts four double bedrooms, each benefitting from built-in storage. The stylish family bathroom is finished with a modern white suite, full tiling, and a heated towel rail. Additional storage cupboards are located on the landing. Externally, the property features a block-paved driveway providing ample parking for at least three cars and access to the double-length garage with electric up and over door. The rear garden is tiered, well-stocked with mature planting, and enjoys a sunny South-East aspect, offering both seating areas and privacy.



Council Tax Band: F



Entrance Hall
13 x 5'9

Dining Room
12'9 x 7'9

Study
7'5 x 6'9

Shower Room
7'4 x 5'5

Lounge
22'3 x 21'3

Kitchen
11'4 x 8'7

Landing
9'6 x 3'7

Bedroom One
12'0 x 10'6

Bedroom Two
10'6 x 9'2

Bedroom Three
13'0 x 9'9

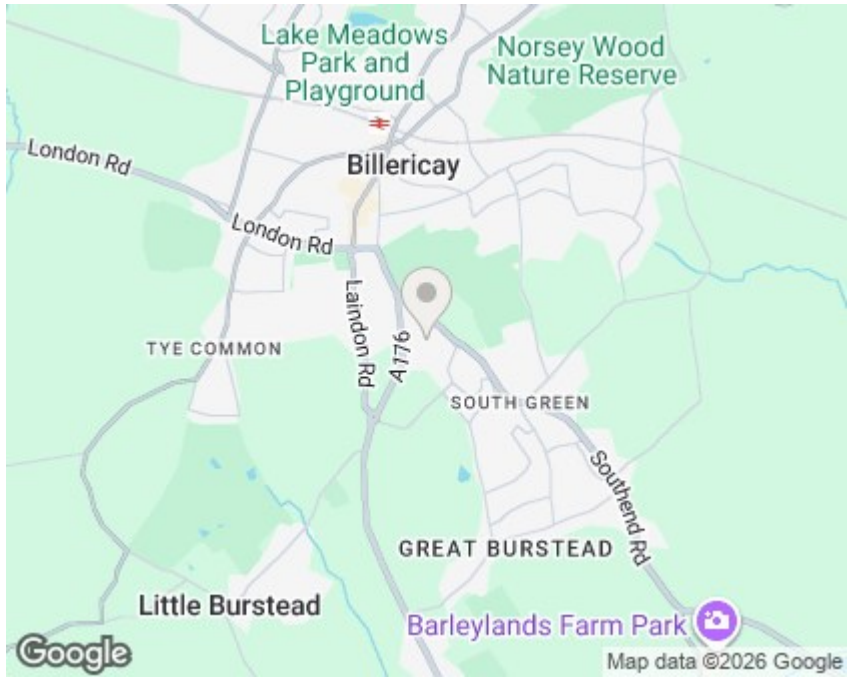
Bedroom Four
10'4 x 7'9

Bathroom
6'8 x 6'5

South East Facing Garden

Double Length Garage





Viewings

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

EPC Rating:

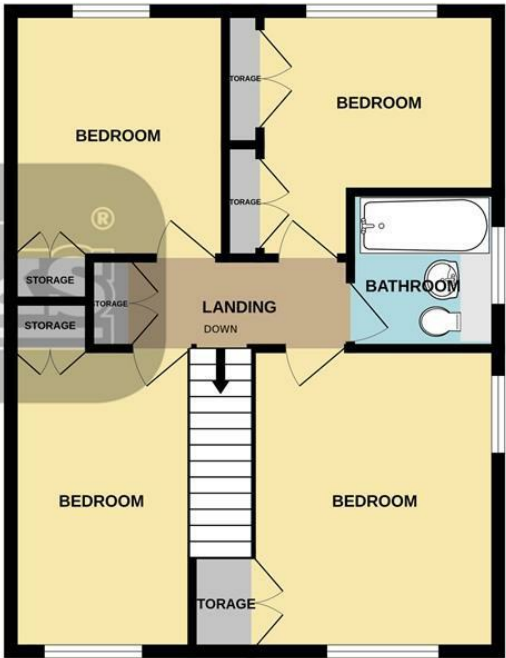
C

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C	70	83
(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	

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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