



## 12 Feering Road, Billericay, CM11 2DR

**Guide Price £650,000**

- FIVE DOUBLE BEDROOMS
- OPEN PLAN KITCHEN / LOUNGE / DINER
- PLAYROOM
- LANDSCAPED GARDEN
- PARKING FOR 3 CARS
- IMACULATELY PRESENTED
- UTILITY ROOM
- GROUND FLOOR SHOWER ROOM
- GARAGE / STORAGE
- CLOSE TO LOCAL SHOPS AND AMENITIES



Tucked away in a peaceful cul-de-sac, this beautifully extended and immaculately presented five-bedroom semi-detached home offers the perfect blend of modern living and versatile family space. As you step inside, you're welcomed by a charming entrance porch that leads into a stunning open-plan lounge, kitchen, and dining area. The entire property has been thoughtfully modernised to a high standard, creating a stylish yet functional environment ideal for everyday living and entertaining. The sleek kitchen boasts fully integrated appliances and flows effortlessly into the dining area, where double patio doors open out to the recently landscaped rear garden. Additional ground floor features include a dedicated playroom, a separate utility room, and a contemporary downstairs shower room. Upstairs, you'll find five generously sized double bedrooms, each tastefully decorated and offering ample space for a growing family or guests. The modern family bathroom features a full-sized bath with an overhead shower, providing both practicality and comfort. Externally, the garden has been designed with low maintenance in mind, featuring artificial grass and a paved patio area, making it ideal for relaxing or entertaining with minimal upkeep. To the front, the property offers a driveway with parking for up to three cars and an Electric Charging Point. Located within walking distance of local shops, amenities, and the highly regarded Sunnymede Infant and Junior School, this home also benefits from being just a short stroll from Billericay Train Station and High Street, making it perfect for commuters and families alike.

 5  2  2  C

Council Tax Band: D



Entrance Hall

Lounge

22'4 x 15'1

Kitchen / Dining Room

20'8 x 15'5

Utility Room

9'2 x 5'11

Shower Room

Play Room

12'2 x 7'10

Bedroom One

12'2 x 10'10

Bedroom Two

12'6 x 9'2

Bedroom Three

12'2 x 9'2

Bedroom Four

12'6 x 9'2

Bedroom Five

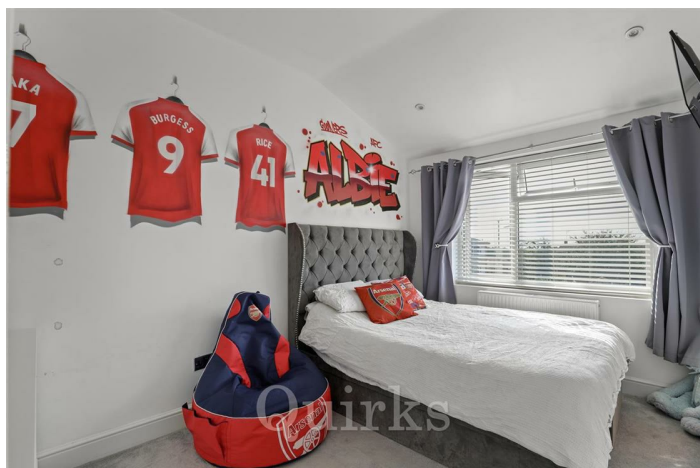
10'10 x 9'2

Family Bathroom

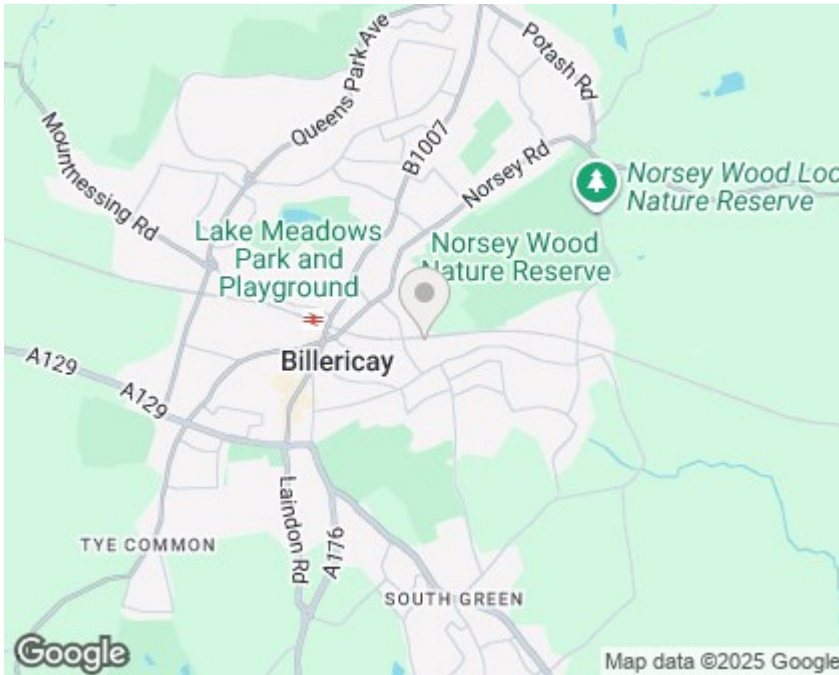
Garage / Storage

Garden

49'3 x 31'10







## Viewings

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

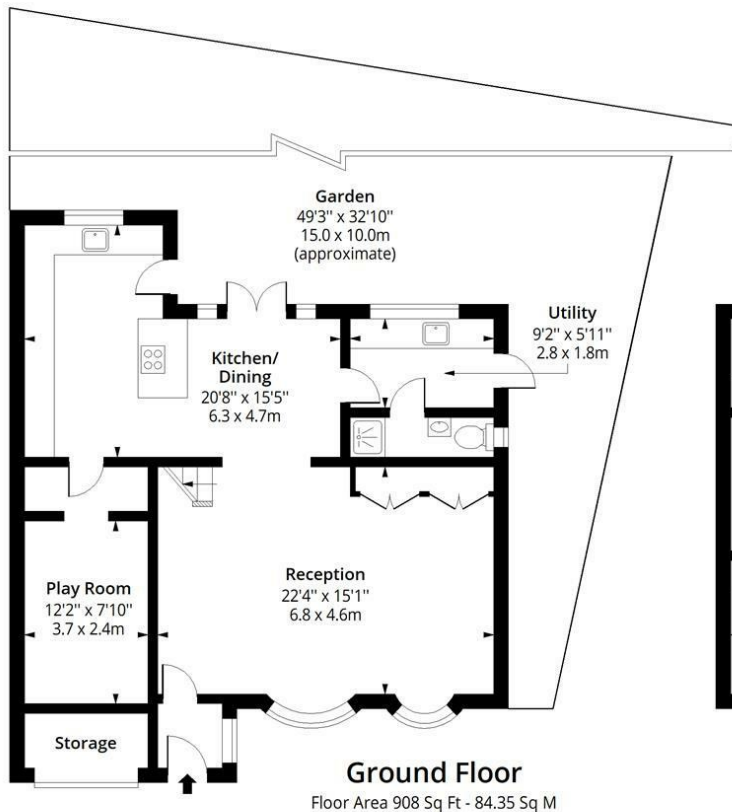
## EPC Rating:

C

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C	72	80
(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	

## Feering Road, CM22

Approx. Gross Internal Area 1675 Sq Ft - 155.60 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: 7/8/2025