



## 6 The Mullions, Billericay, CM12 9XG

Offers In Excess Of £700,000

- DETACHED HOUSE
- NO ONWARD CHAIN
- UTILITY ROOM
- SEPARATE DINING ROOM
- SCOPE TO EXTEND (STP)
- FOUR BEDROOMS
- FOUR RECEPTION ROOMS
- DUAL ASPECT LOUNGE
- DOUBLE GARAGE
- SOUGHT AFTER LOCATION

This detached four-bedroom home is set in a highly sought-after location within walking distance of the station and high street. The property offers spacious accommodation, a double garage, driveway parking, a private rear garden, and is being sold with no onward chain. On the ground floor there is a dual-aspect lounge, a separate dining room with doors opening to the garden, and two further reception rooms providing flexibility for use as a study, playroom, or snug. The kitchen is a good size and connects to a utility room and the double garage. A downstairs W.C completes the ground floor. Upstairs are four bedrooms, with the main bedroom benefitting from an en-suite shower room. The remaining bedrooms are served by a family bathroom. All rooms are well proportioned, making the house practical for any family. Externally, the property enjoys a mature rear garden with patio and established planting, while to the front there is an in-and-out driveway leading to the double garage. The location is popular with families and commuters, offering excellent access to schools, local amenities and transport links.

4 2 4 D

Council Tax Band: G



Entrance Hall  
14'11 x 9'8

Lounge  
23'8 x 11'9

Dining Room  
12'5 x 9'9

Sitting Room  
9'9 x 9'9

Kitchen  
11'8 x 9'8

Inner Hallway  
9'8 x 3'9

Utility Room  
7'7 x 7'0

Study  
13'11 x 7'1

Landing  
14'1 x 9'8

Bedroom One  
12'9 x 10'5

Ensuite  
9'9 x 3'2

Bedroom Two  
11'9 x 10'5

Bedroom Three  
12'0 x 10'5

Bedroom Four  
10'5 x 6'9

Family Bathroom  
9'9 x 6'8

Double Garage  
17'6 x 15'2





## Viewings

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

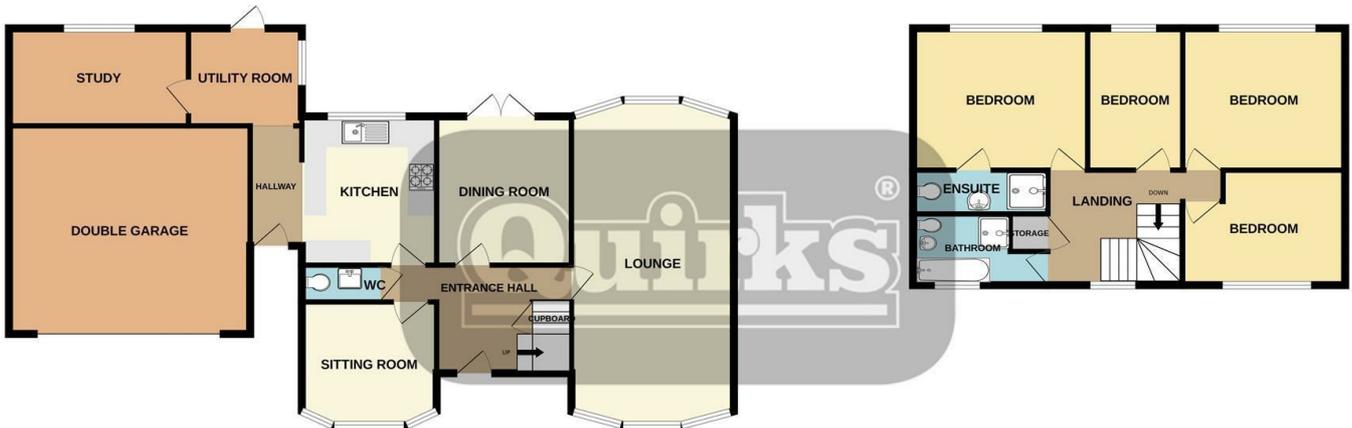
## EPC Rating:

D

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			84
(69-80) C			
(55-68) D		67	
(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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