



## 2 St. Marys Avenue, Billericay, CM12 9DU

Offers In Excess Of £1,100,000

- FIVE BEDROOM DETACHED FAMILY HOME
- UNDERFLOOR HEATING TO GROUND FLOOR
- OFF ROAD PARKING FOR THREE CARS
- INTEGRAL GARAGE
- CONSTRUCTED IN 2017
- FOUR EN-SUITES
- OPEN PLAN KITCHEN / DINER
- SUNNY ASPECT REAR GARDEN
- IMMACULATELY PRESENTED THROUGHOUT
- STUDY & UTILITY ROOM

A rare opportunity to acquire a high specification, five bedroom detached family home, set over three floors with four en-suites and a family bathroom. This property was constructed in 2017, situated in this sought after private road location, with South facing aspect garden. The substantial accommodation, in excess of 2,500 square feet, benefits from underfloor heating throughout the ground floor and includes five double bedrooms, a playroom, study and utility room. There is a naturally light, open plan kitchen / dining room, with Rangemaster cooker and matching extractor hood, integrated appliances, butler sink, island, with breakfast bar and granite worksurfaces, bi-folding doors and lantern roof. To the front aspect is a spacious living room with bay window and feature fireplace. There is plenty of built-in storage throughout including built-in wardrobes to the four first floor bedrooms and the playroom / bed six on the second floor. Located just a stones throw from Billericay High Street, with it's vast range of pubs, coffee shops, restaurants and Waitrose Supermarket, St. Mary's Avenue has it's own access to the High Street and the Mainline Station is also just a short walk from this property., there are also highly regarded schools in close proximity, including the Quilters Infant & Junior School with outstanding Ofsted rating. Externally the low maintenance rear garden has side gate access, with off road parking to the front for three vehicles and an integral garage. This energy efficient property has a B rating Energy Performance Certificate.

5 5 2 B

Council Tax Band: G



ENTRANCE HALLWAY

GROUND FLOOR W.C

STUDY

8'4 x 8'2

LIVING ROOM WITH BAY WINDOW

20'2 x 14'8

OPEN PLAN KITCHEN / DINING ROOM

24'3 x 21'5

UTILITY ROOM

8'4 x 4'9

FIRST FLOOR LANDING

BEDROOM ONE

17'11 x 13'1 max

EN-SUITE SHOWER ROOM

BEDROOM TWO

17'11 max x 9'2

EN-SUITE SHOWER ROOM

BEDROOM THREE

16'9 x 7'6

EN-SUITE SHOWER ROOM

BEDROOM FOUR

16'9 x 11'4

FAMILY BATHROOM

7'7 x 7'7

STAIRS TO SECOND FLOOR

BEDROOM FIVE

17'1 x 15'1

EN-SUITE / SHOWER ROOM

PLAYROOM / BED SIX

15'1 x 14'10

INTEGRAL GARAGE

21'3 x 9'10

OFF ROAD PARKING FOR THREE CARS

SUNNY ASPECT REAR GARDEN





## Viewings

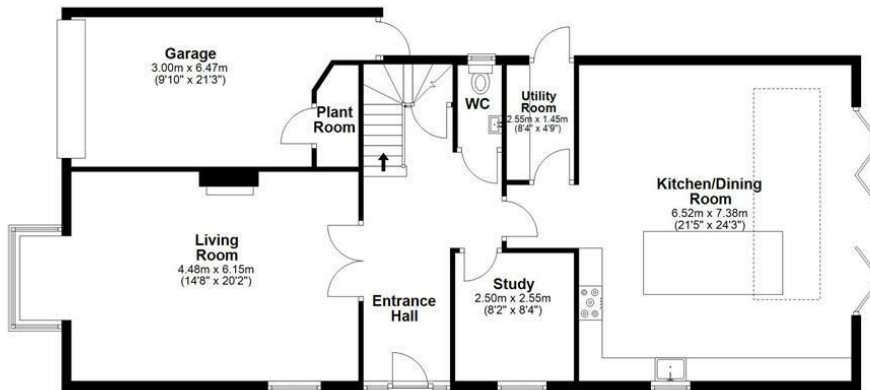
Viewings by arrangement only. Call 01277 626 541 to make an appointment.

## EPC Rating:

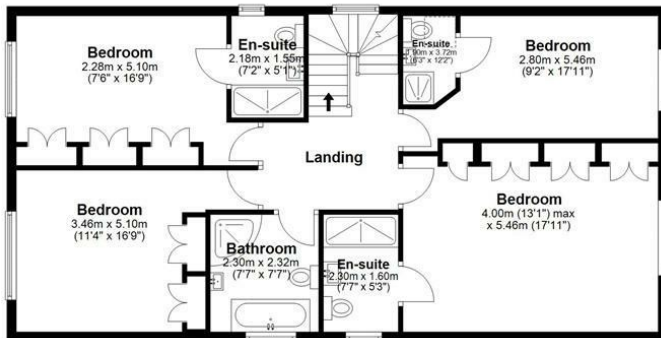
**B**

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) <b>A</b>			
(81-91) <b>B</b>		<b>85</b>	<b>90</b>
(69-80) <b>C</b>			
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not energy efficient - higher running costs			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	

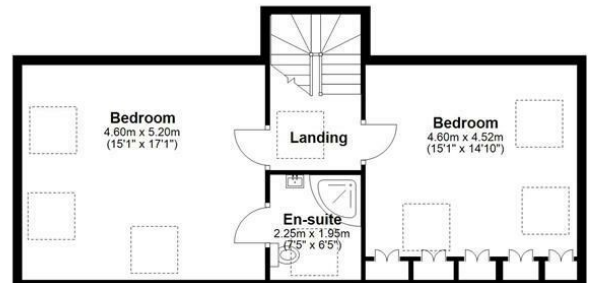
**Ground Floor**  
Approx. 118.6 sq. metres (1276.1 sq. feet)



**First Floor**  
Approx. 90.7 sq. metres (975.9 sq. feet)



**Second Floor**  
Approx. 56.6 sq. metres (609.5 sq. feet)



Total area: approx. 265.8 sq. metres (2861.5 sq. feet)

All measurements have been taken as a guide to prospective buyers only and are not precise. This plan is for illustrative purposes only and no responsibility for any error, omission or misstatement. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given. Measurements may have been taken from the widest area and may include wardrobe/cupboard space. No guarantee is given to any measurements including total areas. Buyers are advised to take their own measurements.

Floor Plan Drawn According To RICS Guidelines

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