



6 Cherry Gardens, Billericay, Essex, CM12 0HA

Offers In Excess Of £590,000

- FOUR BEDROOMS
- SOUTH FACING REAR GARDEN
- BATHROOM & SECOND FLOOR SHOWER
- OUTBUILDING / HOME OFFICE
- NEARBY SCHOOLS & OPEN COUNTRYSIDE
- STUNNING OPEN PLAN KITCHEN / DINER
- GROUND FLOOR W.C
- STUDY / DRESSING ROOM
- SEPARATE LIVING ROOM
- CUL-DE-SAC LOCATION

This modern four bedroom family home has been extended by the current Vendors to provide an impressive open plan kitchen / diner, with an island / breakfast bar, integrated appliances, bi-folding doors and skylight windows with South facing aspect, leading on to the landscaped and low maintenance rear garden and detached outbuilding / home office, which is insulated with power and lighting. The spacious entrance hallway, has built-in understairs storage and leads a recently installed ground floor W.C, finished with a modern white suite. The living room is on the front aspect and has a large window with fitted blinds and a feature log burner stove. The first floor landing leads to two double bedrooms and a study / dressing room, the family bathroom is naturally light and also an excellent size with built-in cupboard housing the gas boiler. Stairs lead to the second floor loft extension, creating two additional bedrooms and a shower room making this floor ideal for the children. Cherry Gardens is a quiet and popular cul-de-sac location and within walking distance to Brightside Infant & Junior School, Hannakins Farm and adjoining countryside, in addition to Lake Meadows Recreation Park and Billericay Mainline Station.

4 2 2 C

Council Tax Band: E



ENTRANCE HALLWAY

GROUND FLOOR W.C

LIVING ROOM

16'6 x 12'3

OPEN PLAN KITCHEN / DINER

19'1 x 17'3

FIRST FLOOR LANDING

FAMILY BATHROOM

7'10 x 7'6

BEDROOM ONE

12'11 x 11'2

DRESSING ROOM / STUDY

7'0 x 6'2

BEDROOM TWO

10'9 x 10'4

SECOND FLOOR LANDING

BEDROOM THREE

17'1 x 7'11 max

BEDROOM FOUR

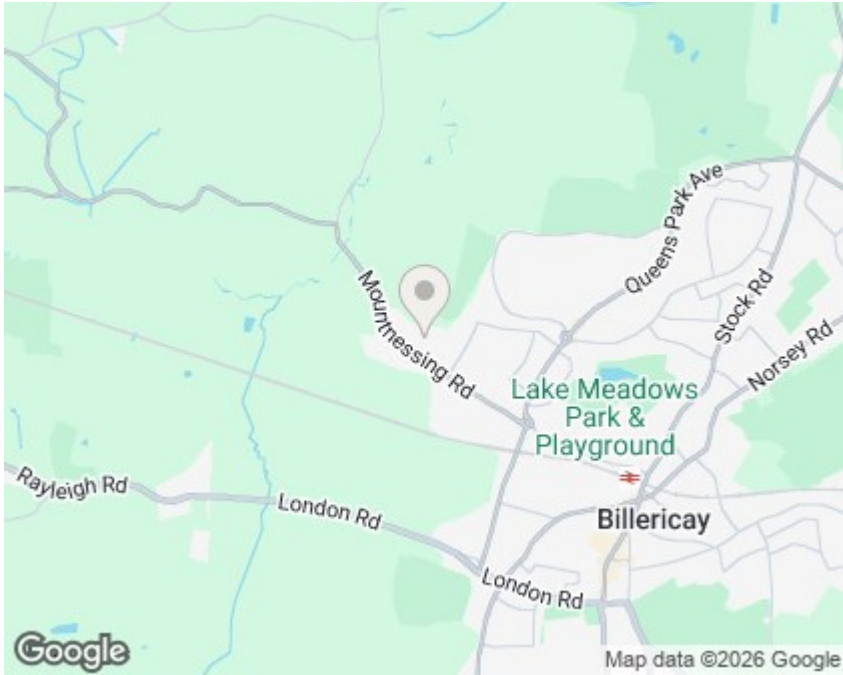
10'4 max x 7'6

SOUTH FACING REAR GARDEN

OUTBUILDING / HOME OFFICE

16'1 x 7'10





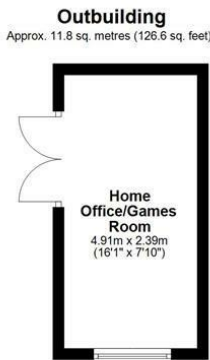
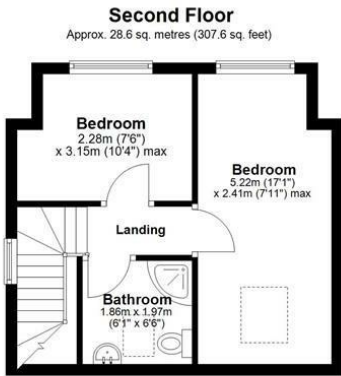
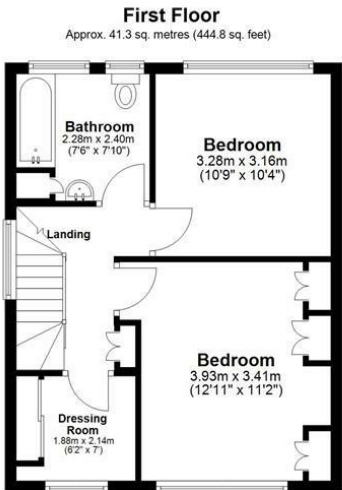
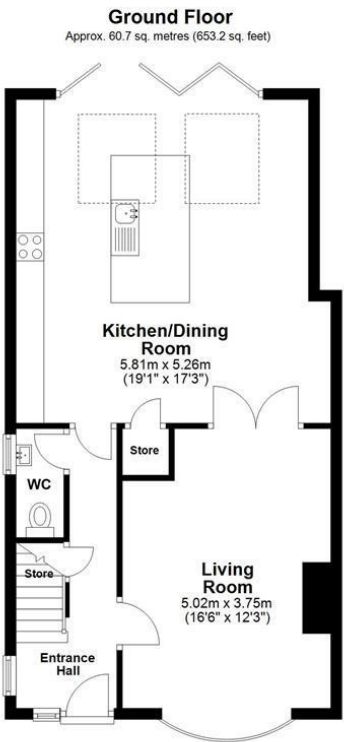
Viewings

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	82
(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



Total area: approx. 142.3 sq. metres (1532.2 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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Plan produced using PlanUp...

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