



## 27 Bell Hill Close, Billericay, CM12 9FS

Asking Price £625,000

- FOUR BEDROOMS
- ENSUITE
- MODERN KITCHEN
- DETACHED GARAGE
- CONSTRUCTED IN 2012
- DETACHED HOUSE
- DRIVEWAY
- NEW BATHROOMS
- CLOSE TO LOCAL SCHOOLS & TOWN CENTRE
- SOUGHT AFTER LOCATION

Situated within the sought after 'Cherry Tree Park' development just off Bell Hill, this well presented four-bedroom family home offers well arranged accommodation within convenient reach of Billericay High Street, Mainline Railway Station and both Quilter and Billericay Schools. The property is arranged over two floors, with a welcoming entrance hall leading through to a well proportioned lounge, featuring two sets of French doors opening onto the rear garden. To the front, a separate reception room is currently utilised as a dining room, offering flexibility depending on requirements. The kitchen is a good size and is complemented by a range of fitted units with space for appliances. To the first floor, the main bedroom is positioned to the rear and benefits from fitted wardrobes and an en-suite shower room. There are two further double bedrooms, a single bedroom, and a family bathroom. Externally, the property provides off street parking and access to a detached garage with an electric up and over door, as well as additional access via the rear garden. The garden itself has been designed with ease of maintenance in mind and extends to the side and rear of the property.



Council Tax Band: E



Entrance Hall

Dining Room

9'5 x 7'10

W.C

Living Room 18'6 x 11'9

Kitchen / Breakfast Room

15'10 x 14'5

Landing

Bedroom One

14'6 x 12'7

Ensuite

6'1 x 5'1-

Bedroom Two

11'11 x 9'11

Bedroom Three

10'3 x 8'4

Bedroom Four

7'11 x 8'4

Family Bathroom

7'4 x 5'5

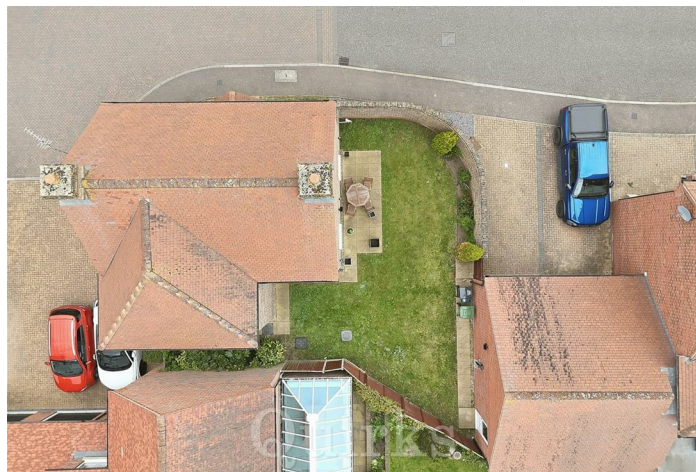
Garage

75'5"13'1" x 32'9"13'1"

Garden

AGENTS NOTE

There is a service charge of £394.73 per annum for the upkeep of the communal areas for the development





## Viewings

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

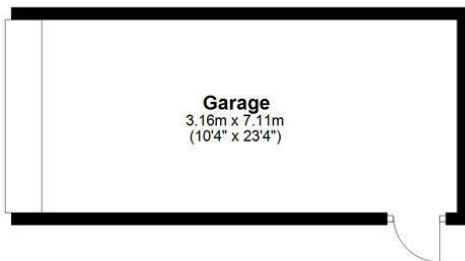
## EPC Rating:

C

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			87
(69-80) C		77	
(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	

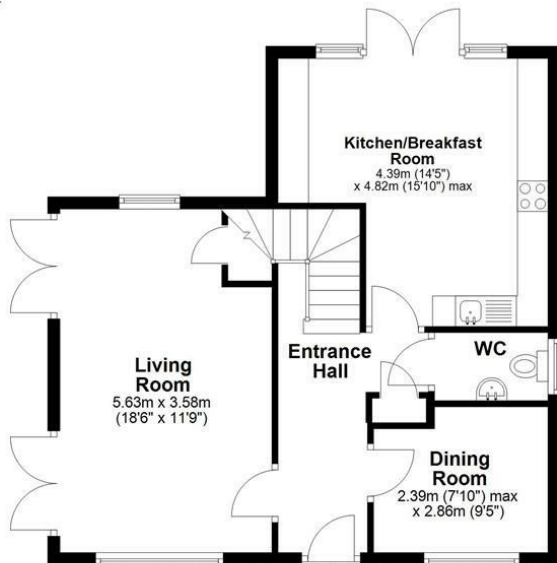
### Outbuilding

Approx. 22.5 sq. metres (242.0 sq. feet)



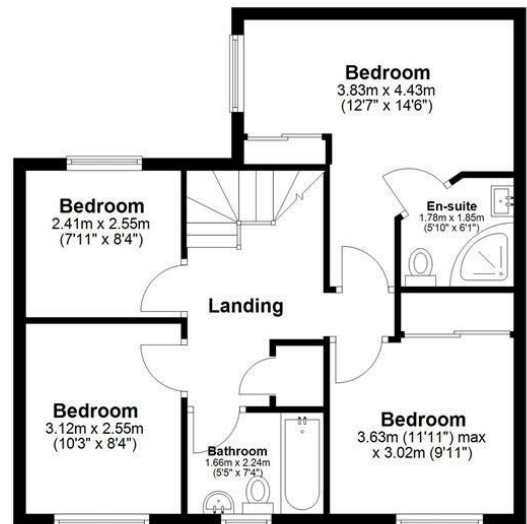
### Ground Floor

Approx. 54.7 sq. metres (588.9 sq. feet)



### First Floor

Approx. 56.0 sq. metres (602.7 sq. feet)



This floor plan has been created by a third party and should be used as a general outline for guidance only. Any areas, measurements or distances quoted are approximate and any intending purchaser or lessee should satisfy themselves by inspection, searches, enquiries and/or full survey as to the correctness of each statement. We accept no responsibility or liability for any loss whatsoever that may arise as a result of this plan and the information contained within.

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