



12 Leaway, Billericay, CM12 9QP

Asking Price £695,000

- FOUR / FIVE BEDROOMS
- DOUBLE STOREY EXTENSION
- UTILITY ROOM AND CLOAKROOM
- STUDY
- DRIVEWAY FOR THREE CARS
- DETACHED HOUSE
- 2 X ENSUITE AND DRESSING ROOMS
- PLAYROOM / GYM / BEDROOM 5
- LANDSCAPED TIERED GARDEN
- EXCELLENT ORDER THROUGHOUT

Situated in a sought after residential location within walking distance of South Green and Billericay School and High Street, and just under one mile from Billericay mainline railway station, is this exceptionally spacious and beautifully presented four bedroom detached family home. . Having been significantly extended and thoughtfully improved by the current owners, the property offers versatile and well-balanced accommodation throughout, ideal for modern family living. The ground floor features a welcoming entrance hall, generous bay-fronted living room, modern fitted kitchen and separate dining room overlooking the rear garden. In addition, the converted garage provides a study and a further versatile reception room currently used as a gym/bedroom five, ideal for those working from home or requiring additional accommodation. A utility room and downstairs WC complete the ground floor. To the first floor are four well-proportioned bedrooms, including two principal bedrooms benefitting from dressing rooms and en-suite facilities. Bedroom three is a generous double room, whilst bedroom four is ideal as a child's bedroom, nursery or additional study space. A contemporary family bathroom serves the remaining bedrooms. Externally, the property benefits from a beautifully landscaped rear garden and driveway parking for multiple vehicles. Offering substantial and flexible accommodation in a highly convenient location, this is an excellent family home that must be viewed internally to be fully appreciated.

4 3 3 C

Council Tax Band: E



Entrance Hall

Living Room
17'9 x 17'2

Study
12' x 7'11

Dining Room
17' x 8'7

Kitchen
13'1 x 8;11

Gym / Bedroom Five
11'1 x 7'11

Utility Room
6'5 x 4'4

Downstairs W.C

Landing

Bedroom One
12'8 x 10'9

Dressing Room
8'2 x 7'11

Ensuite
6'9 x 5'1

Bedroom Two
10'10 x 8'11

Dressing Room
7'11 x 5'8

Ensuite
7'11 x 6'9

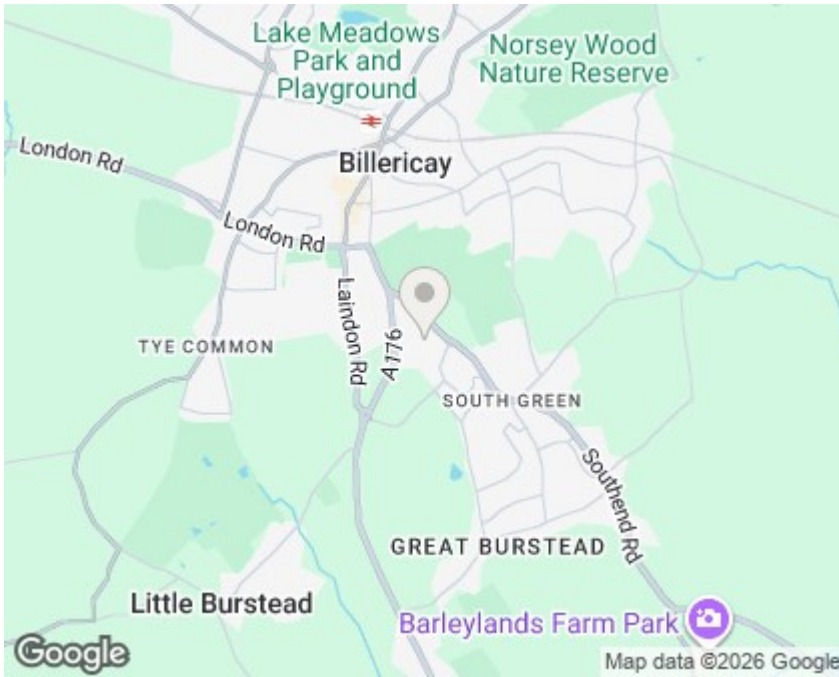
Bedroom Three
11'10 x 8'7

Bedroom Four
9'7 x 6'8

Bathroom
6'7 x 5'4

Garden





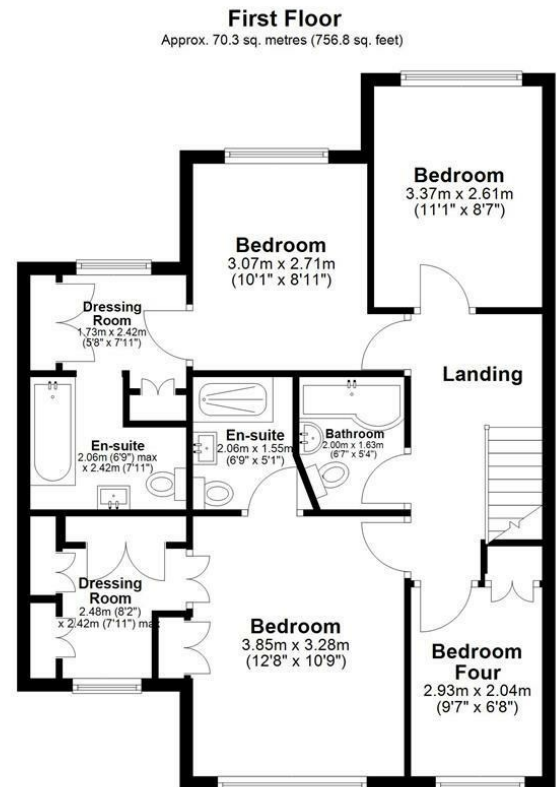
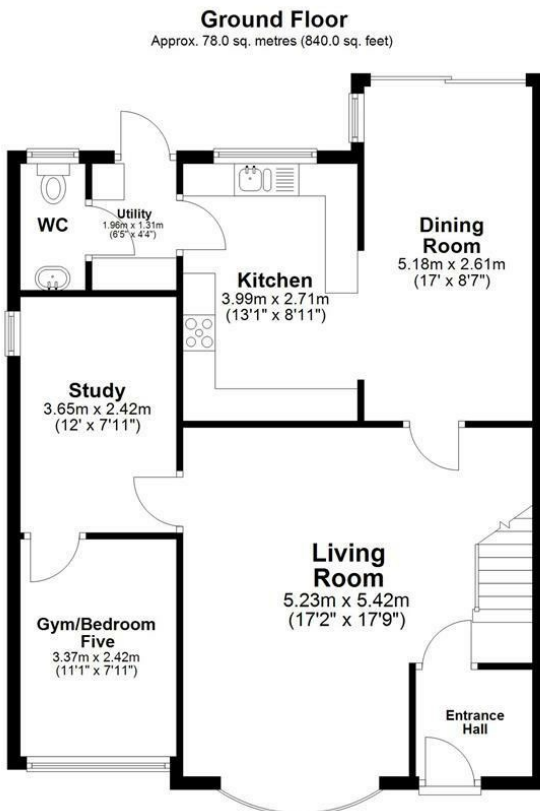
Viewings

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. 148.4 sq. metres (1596.8 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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Lea Way