



26 Hillhouse Close, Billericay, CM12 0BB

Asking Price £675,000

- Four Bedrooms
- Sought After Location
- Buttsbury and Mayflower Catchment
- Cul - De - Sac Location
- Separate Dining Room
- Detached House
- Driveway
- Walking Distance from the High St and Station
- Utility Room
- South Facing Garden

Located within a popular cul-de-sac in the highly sought-after Buttsbury and Mayflower School catchment area, is this four bedroom detached family home. Billericay High Street and Mainline Railway Station are approximately three quarters of a mile away, making the property conveniently positioned for local amenities and commuters alike. The accommodation begins with an entrance hall, with a ground floor cloakroom. The spacious lounge is positioned to the front of the property, featuring a bay window, feature fireplace and staircase rising to the first floor. Double doors lead through to the separate dining room, which enjoys views over the rear garden and has French doors opening onto the patio. The modern fitted kitchen/diner comprises a range of high gloss wall and base units with generous worktop space and a breakfast bar for informal dining. A useful understairs storage cupboard is accessed from the kitchen, while a separate utility room provides additional appliance space and has a door leading to the side of the property. The remainder of the original garage has been retained, providing useful storage. To the first floor are four well-proportioned bedrooms. The principal bedroom benefits from an extensive range of fitted wardrobes and storage, while the remaining bedrooms are served by a family bathroom fitted with a four-piece suite comprising a panelled bath, separate shower cubicle, wash hand basin and W/C. Externally, the front of the property provides an independent driveway and access to the storage garage. The rear garden commences with a paved patio seating area, with the remainder laid to lawn and surrounded by established shrubs and planting, creating a pleasant outdoor space.



Council Tax Band: F



Entrance Hall

Downstairs W.C

Living Room
18'6 x 11'2

Dining Room
13'9 x 8'11

Kitchen / Diner
13'8 x 7'8

Utility Room
8'2 x 7'2

Bedroom One
14'1x 9'6

Bedroom Two
13'1 x 7'9

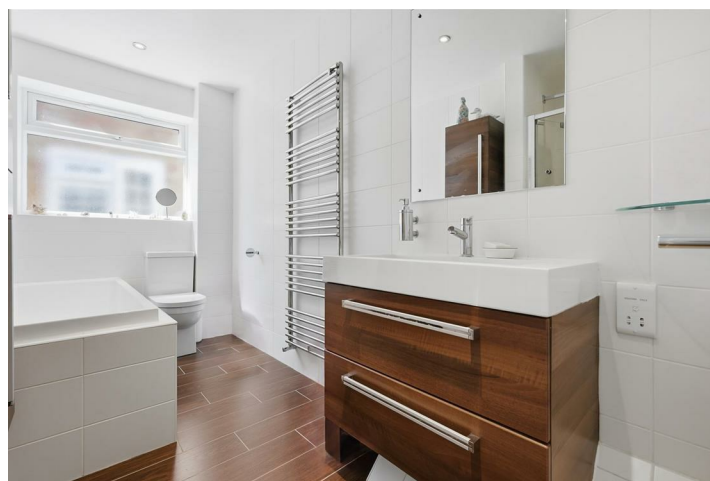
Bedroom Three
11'9x 7'9

Bedroom Four
8'11 x 7'9

Family Bathroom
10'9 x 7'10

Garage
8'9 x 7'8

Garden





Viewings

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

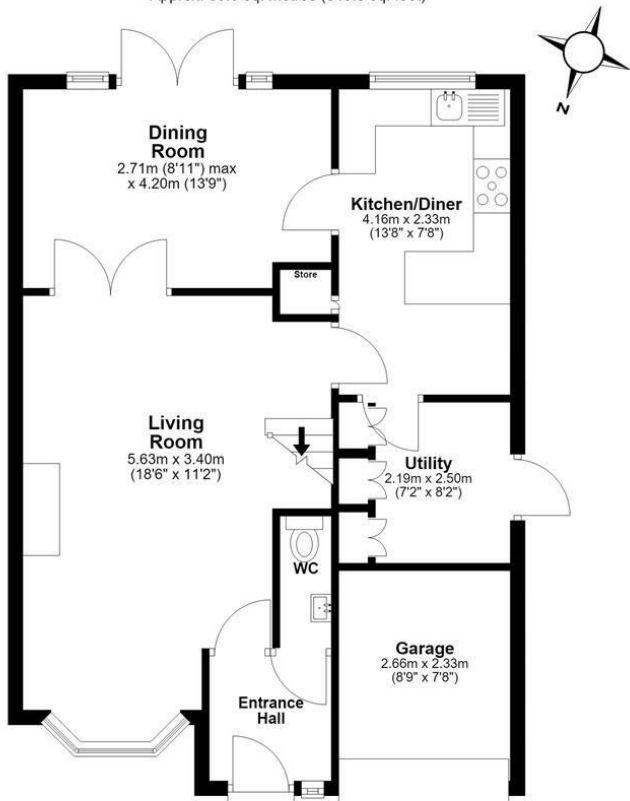
EPC Rating:

D

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		82
(81-91) B		
(69-80) C		
(55-68) D	64	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC 

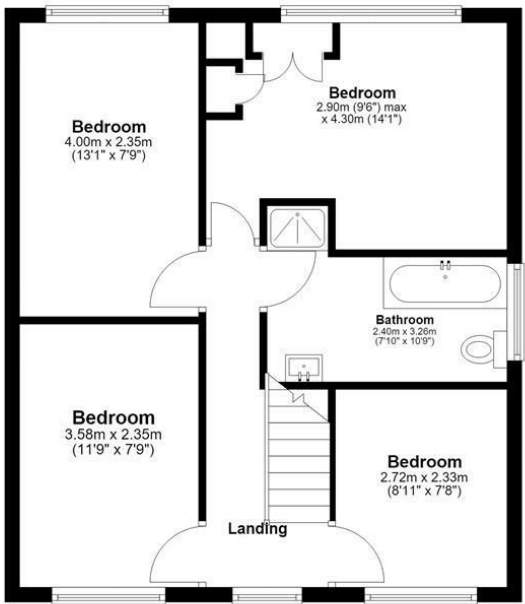
Ground Floor

Approx. 60.0 sq. metres (645.8 sq. feet)



First Floor

Approx. 50.4 sq. metres (542.5 sq. feet)



Total area: approx. 110.4 sq. metres (1188.3 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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