



16A Wick Glen, Billericay, CM12 0HS

Asking Price £750,000

- FOUR BEDROOMS
- EXTENDED GROUND FLOOR
- GARAGE & OFF ROAD PARKING
- NEARBY LAKE MEADOWS PARK
- EXCELLENT SCHOOLS NEARBY
- EN-SUITE, BATHROOM & W.C
- LANDSCAPED REAR GARDEN
- SECLUDED CUL-DE-SAC LOCATION
- CLOSE PROXIMITY TO MAINLINE STATION
- LOUNGE & DINING ROOM

An immaculately presented and extended four bedroom detached family home, being one of only two detached houses built in the road, nestled in a popular cul-de-sac location, within central Billericay. This property is conveniently located for Lake Meadows Park, Billericay Mainline Railway Station and also nearby schools and Aldi Supermarket at Queens Park. The entrance hallway is a good size with ground floor W.C and leading to the kitchen and separate utility room, which has side door access for convenience. The living space is naturally light, with a spacious dining room, which has fitted storage cabinets and desk, opening to the living room, which enjoys a triple aspect and with fitted shutters, this room looks over the landscaped rear garden. The first floor landing leads to four sizeable bedrooms, with a modern, fully tiled en-suite and family bathroom, there is the advantage of a built-in airing cupboard, plus fitted wardrobe storage to bedrooms one and three. Externally there is driveway, providing parking for several vehicles, leading to the integral garage and side access. Given the rarity of a detached house in this location becoming available to the market, we would recommend an early viewing.



Council Tax Band: D



ENTRANCE HALLWAY

GROUND FLOOR W.C

KITCHEN / BREAKFAST ROOM

12'8 x 8'6

UTILITY ROOM

9'1 x 5'9

DINING ROOM

22'1 x 12'8 max

LIVING ROOM

18'4 x 14'1 max

FIRST FLOOR LANDING

BEDROOM ONE

12'8 x 9'1

EN-SUITE SHOWER ROOM

10' x 3'2

BEDROOM TWO

12'8 x 9'1

BEDROOM THREE

12'8 x 8'6

BEDROOM FOUR

9'1 x 8'6

FAMILY BATHROOM

8' x 5'8

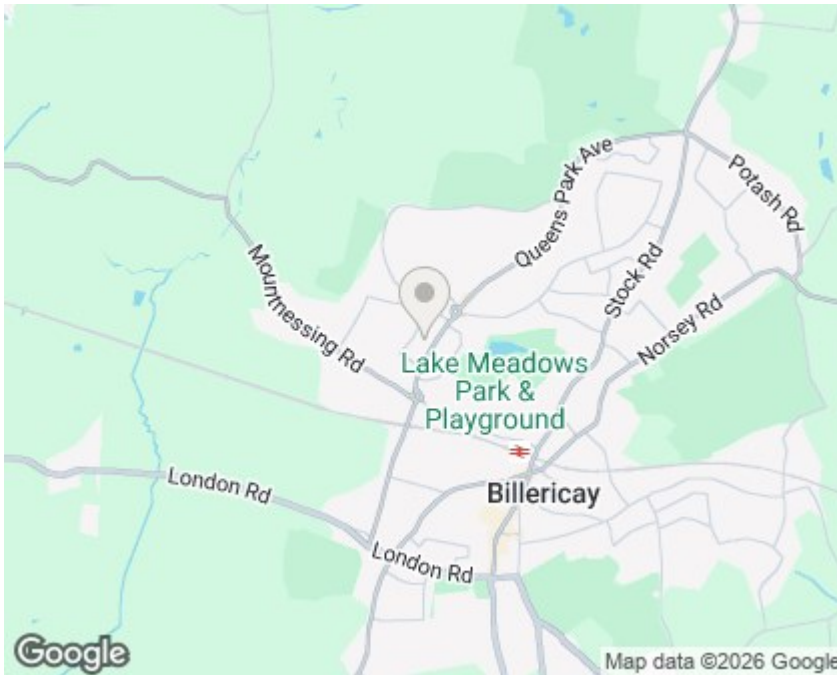
INTEGRAL GARAGE

14'8 x 9'1

DRIVEWAY

LANDSCAPED REAR GARDEN





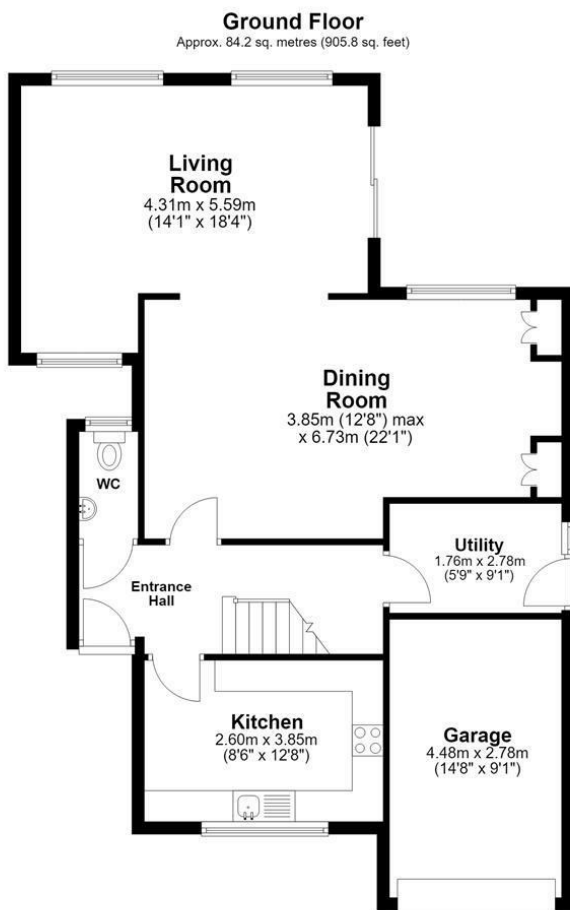
Viewings

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	69	80
(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. 140.7 sq. metres (1514.4 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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Wick Glen