



1 St James Mews, Billericay, Essex, CM12 9DH

GUIDE PRICE £750,000 - £800,000

- RECENTLY RENOVATED FOUR BEDROOM HOUSE
- CORNER PLOT
- NEW WINDOWS & EXTERNAL DOORS
- MODERN EN-SUITE & BATHROOM
- LONG DRIVEWAY & LARGE FRONT GARDEN
- NO ONWARD CHAIN
- DETACHED GARAGE / HOME OFFICE
- NEW GAS BOILER
- LIVING ROOM WITH BAY WINDOW
- EPC RATING (C)

Originally built as the show home for this sought after development, located just off Western Road and within walking distance of the High Street and Mainline Station. This detached, four bedroom family sits on an impressive corner plot, with large driveway and front garden, in addition a detached double garage, which could be used as an annex / home office, with W.C, power and lighting. This immaculately presented house, has undergone recent renovation, including fresh decoration throughout, new windows and external doors, lighting and carpeting, modern bathrooms, including en-suite shower room, family bathroom and ground floor W.C. The dual aspect kitchen / dining room, benefits from a range of wall and base level units, with a fitted breakfast bar, sink / drainer, new gas hob and integrated oven, freestanding dishwasher to remain, the utility room has space for a washing machine and tumble dryer, there is also door access directly to the patio area. The naturally light, triple aspect living room, features a bay window overlooking the front garden, there is also French doors leading to the rear garden. This property is being offered for sale with advantage of NO ONWARD CHAIN, EPC rating (C)

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 2

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 C

Council Tax Band: F



ENTRANCE HALLWAY

REFITTED GROUND FLOOR W.C

LIVING ROOM WITH BAY WINDOW
18'6 x 12'6

MODERN KITCHEN / DINING ROOM
18'6 x 11'4

UTILITY ROOM
8'2 x 6'1

FIRST FLOOR LANDING

BEDROOM ONE
11'4 x 11'3

REFITTED EN-SUITE SHOWER ROOM

BEDROOM TWO

9'8 x 9'5

BEDROOM THREE

9'5 x 8'6

BEDROOM FOUR

11'4 x 6'11

REFITTED FAMILY BATHROOM

DETACHED DOUBLE GARAGE / HOME OFFICE
15'6 x 13'10

CORNER PLOT WITH LARGE FRONT GARDEN

LANDSCAPED REAR GARDEN WITH SIDE ACCESS





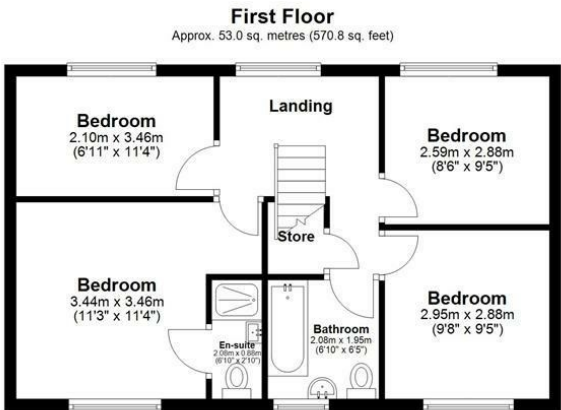
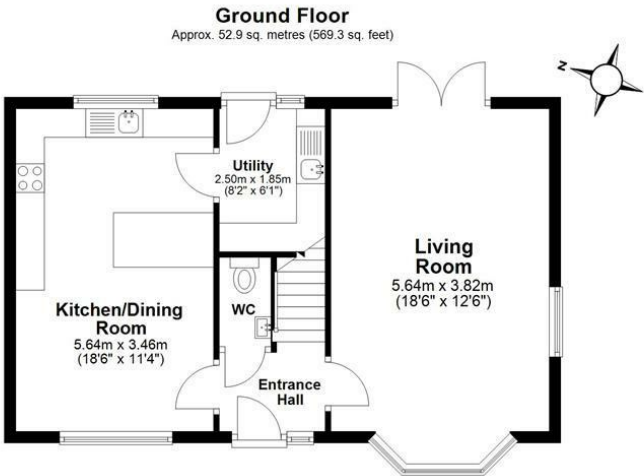
Viewings

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		84
(69-80) C	73	
(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. 129.7 sq. metres (1396.1 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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St James Mews

