



Gilmour Rise | Billericay | £615,000



# Gilmour Rise

Billericay | Essex | CM12 9NB

The Property Specialists of Billericay are delighted to offer for sale, this well presented three-bedroom semi-detached family home. This property is fantastically located within a short walk of the popular Billericay high street and train station, as well as the Quilters Junior School and the Billericay High School, making it an ideal home for the whole family.

On entering the home, you step into a spacious entrance hall with oak wood flooring which continues into the living room. Here you will find great size accommodation, with the living room having been previously extended to create a larger space for additional furniture and dining. Large sliding double glazed doors provide beautiful views over the rear garden and ensure the living room is flooded with natural light. Adjacent to the living room, you will find a good size kitchen breakfast room comprising of a range of fitted units with wood effect worktops and integrated appliances including a fridge, freezer, and dishwasher. The kitchen has an adjoining dining/breakfast area where the current owners have a large dining table, making it a great place for entertaining. Glass French doors open onto the rear garden, whilst a large, double-glazed window overlooks the front of the home. An internal door from the kitchen provides access to the attached double length garage, where you will find the rear being used as a utility area, accommodating washing and drying machines. The ground floor accommodation in this delightful home is completed by a modern ground floor w/c, which has been tastefully tiled and comprises of a fitted white suite.

Upstairs there are three bedrooms, with the master being of particularly good size and boasting a large set of built-in wardrobes, fitted with modern mirrored doors. A large, double-glazed window again enjoys beautiful views over the rear garden, whilst the second bedroom is located at the front of the home. This bedroom also provides storage with modern built-in wardrobes and an additional cupboard can be found on the landing. The third and final bedroom makes for a fantastic child's room or home office and looks out over the rear garden. The first-floor accommodation is completed by a fully tiled bathroom comprising of a modern four-piece suite, with a stand-alone shower as well as a bath.

Externally and to the rear of the home is a real delight in the form of an approximately 80ft south facing rear garden. Beautifully maintained and landscaped, the garden commences with a recently paved patio, ideal for garden furniture and outdoor entertaining, with the remainder being laid to lawn boarded by a range of pretty shrubs and flowerbeds. To the back of the garden there is a children's play area, which is completely un-overlooked, as well as a summer house providing additional storage and entertainment for the children. To the front of the home the property boasts a large driveway which will provide off street parking for at least 4 vehicles.

To fully appreciate this fantastic, well presented family home and its impressive rear garden, an internal viewing is highly recommended. Call The Property Specialists now and we will be happy to arrange this for you.

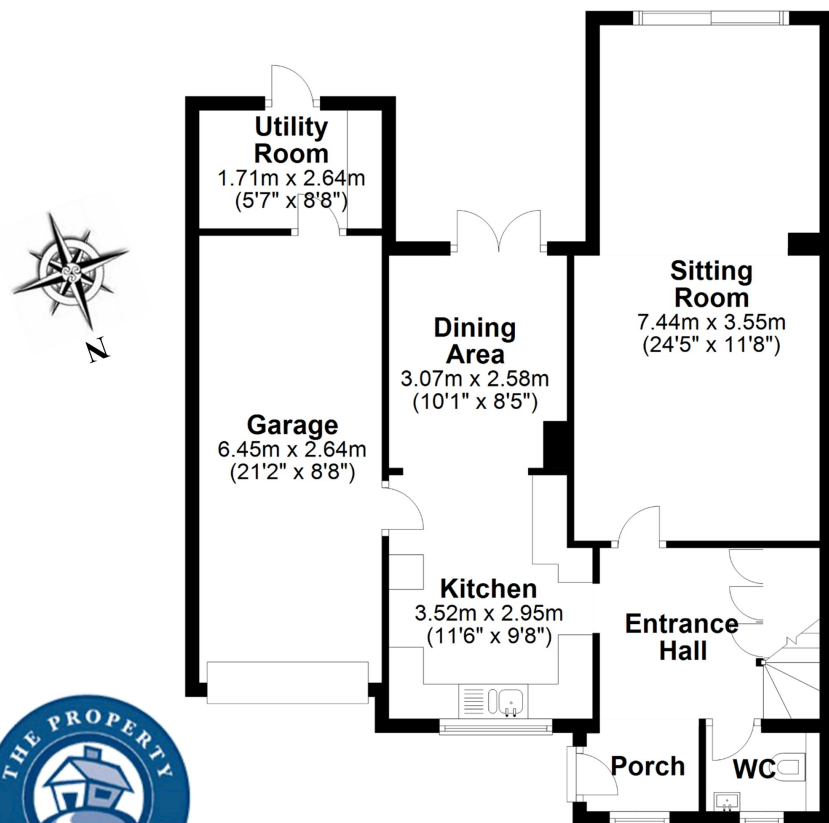




- Three Bedroom Semi Detached Family Home
- Walking Distance to Billericay High Street And Station
- Walking Distance To Quilters Junior and Billericay High School
- Extended Living Room
- Kitchen Breakfast Room With Integrated Appliances
- Master Bedroom With Built In Wardrobes
- Modern Ground Floor W/C
- Approx 80ft South Facing Rear Garden
- Attached Double Length Garage
- Large Driveway Providing Off Street Parking



## Ground Floor



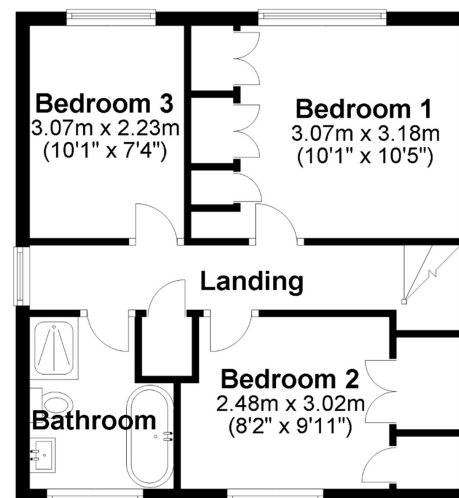
APPROX INTERNAL FLOOR AREA  
121 SQ M 1300 SQ FT  
INCLUDING GARAGE & UTILITY ROOM

This plan is for layout guidance only and is  
**NOT TO SCALE**

Whilst every care is taken in the preparation  
of this plan, please check all dimensions,  
shapes & compass bearings before making  
any decisions reliant upon them.

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## First Floor



Viewing strictly by appointment with The Property Specialists



Making Moving Home  
**Less Stressful**

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