



## Langdon Mews, Billericay, Essex, CM11 1LR

£630,000



An immaculate four bedroom house which has an impressive extension providing an open plan kitchen, dining, living space with under floor heating, bi folding doors and a large lantern roof. The kitchen is superbly appointed with contemporary high gloss units, quartz work surfaces, integrated appliances and a central island unit with breakfast bar. A spacious sitting room at the front of the property has a neat provision for a wall mounted television installation that hides trailing wires and connects to a cupboard beneath the stairs. The property is very functional with a large utility room that has access to the garage, and a ground floor cloakroom for guests. The master bedroom has an enlarged en-suite that is extremely well appointed and features a wide shower enclosure, whilst the bathroom is equally well finished and has a bath & shower combination. The garden has been fully landscaped and is easy to maintain with a large terrace, artificial lawn and a raised planter.

- EXCEPTIONAL FOUR BEDROOM SEMI DETACHED HOUSE
- BEAUTIFULLY RE-FITTED FAMILY BATHROOM AND EN-SUITE TO MASTER
- EXTREMELY CONVENIENT LOCATION WITHIN EASY WALK OF BILLERICAY STATION AND HIGH STREET
- CONTEMPORARY FITTED KITCHEN WITH CENTRAL ISLAND UNIT AND QUARTZ WORK SURFACES
- STUNNING REAR EXTENSION WITH UNDER FLOOR HEATING, LARGE LANTERN ROOF AND BI FOLDING DOORS
- USEFUL UTILITY ROOM WITH ACCESS TO INTEGRAL GARAGE
- OFF STREET PARKING FOR TWO CARS AND GARAGE FOR STORAGE



## Ground Floor

### Entrance Hall

A secure entrance door opens onto the hallway which is finished with tiled floors.

### Ground Floor Cloakroom

1.67m x 0.8m (5' 6" x 2' 7") Fitted with a close coupled WC and a vanity wash hand basin, this ground floor cloakroom has an obscure double glazed window, a radiator and tiled flooring.

### Sitting Room



4.97m x 4.80m (16' 4" x 15' 9") A spacious reception which is tastefully presented and features a neat provision for a wall mounted television installation that hides any trailing wires and connects to a cupboard beneath the stairs. There is a further cupboard for storage and light is drawn from a double glazed window facing the front elevation.

### Open Plan Kitchen Dining Living Area



4.79m x 5.69m < 7.30m (15' 9" x 18' 8" < 23' 11") The rear of the property has been extended and is a very impressive L shaped space that provides an open plan kitchen, dining, living area with the benefit of under floor heating.

## Kitchen Area



The kitchen itself has been finished to a very high standard and has high gloss units, quartz work surfaces and integrated appliances. There is a stunning central island unit which completes the contemporary design with the quartz work tops extending down to the floor on either side, feature lighting and breakfast bar space. Appliances include, fridge freezer, double oven, dishwasher and induction hob with extractor fan above.

## Dining Living Area



This large space is filled with natural light thanks to a set of bi folding doors, which measure 5 meters across, and a substantial lantern roof. There is ample room for a good sized dining table to sit eight or more and also an area for seating. Located at the rear of the house with direct access into the garden this is a wonderful space for family and friends alike.

## Utility Room



2.35m x 2.32m (7' 9" x 7' 7") A very practical space which has fitted units on two sides, plumbing and space for a washing machine and tumble dryer and a further sink unit. Conveniently there is access to the integral garage.

## Garage

3.06m x 2.72m (10' 0" x 8' 11") A very useful storage space.

## First Floor

### Master Bedroom



3.78m x 2.71m (12' 5" x 8' 11") Double glazed window over looking the front aspect.

### En-Suite Shower Room



2.70m x 1.45m (8' 10" x 4' 9") The en-suite shower room has been enlarged and is fitted with a wide shower enclosure that has a curved glazed screen, a close coupled WC and a vanity wash hand basin. The walls and floors have been fully tiled and finished with chrome trim. There is an obscure glazed WC, a chrome heated towel rail and vanity mirror.

### Bedroom Two



3.47m x 2.76m (11' 5" x 9' 1") Situated at the front of the property this double bedroom has a double glazed window and a built in wardrobe cupboard.

### Bedroom Three



3.55m x 2.76m Maximum (11' 8" x 9' 1") Situated at the rear of the property with a double glazed window and a built in cupboard.

### Bedroom Four

2.48m x 1.9m into wardrobe cupboards (8' 2" x 6' 3") The fourth bedroom is currently used as a dressing room and has large free standing open front wardrobe cupboards. This is also a very useful space for home working and easily accommodates a desk. There is a double glazed window overlooking the front.

**Bathroom**



2.29m x 1.66m (7' 6" x 5' 5") Much like the en-suite, the bathroom has been re-fitted and is tastefully appointed. There is a tiled panel bath with over head shower, glazed screen and wall mounted temperature and pressure controls. There is also a concealed cistern WC and a floating vanity wash hand basin with wall mounted taps. The walls and flooring have been fully tiled and finished with chrome trim. There is a chrome heated towel rail and an obscure double glazed window.

**Exterior**

**Rear Garden**



The rear garden has been completely landscaped and has a large paved terrace that provides ample room for outside furniture. There is an artificial lawn which makes the garden easy to maintain and a raised planter with mature tree's that screens the rear and adds privacy. The

garden is equally attractive at night time thanks to feature lighting. There is access to the side secured by a gate.

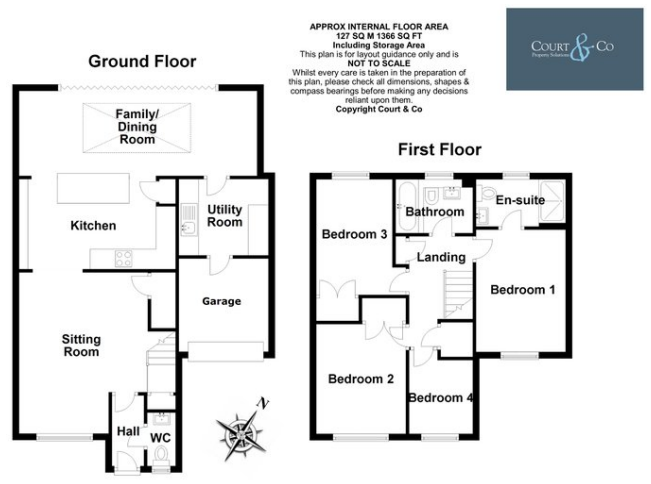
**Front**

To the front of the property is a block paved driveway which provides off street parking for two cars.

**Location**

The property is extremely well located, in a quiet mews of just 7 houses, and is within very easy walking distance of the mainline railway station with it's direct service to London Liverpool Street and an equally short walk to Billericay's High Street. The property is also within the catchment area for Buttsbury primary school which has an outstanding ofsted rating.

**Floor Plan**



**EPC**

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100)	<b>A</b>		
(81-91)	<b>B</b>		84
(69-80)	<b>C</b>	74	
(55-68)	<b>D</b>		
(39-54)	<b>E</b>		
(21-38)	<b>F</b>		
(1-20)	<b>G</b>		
Not energy efficient - higher running costs			
<b>England, Scotland &amp; Wales</b>		EU Directive 2002/91/EC	

**PROPERTY MISDESCRIPTIONS ACT 1991**

The Agents not tested any apparatus, fixtures and fittings, or services, so cannot verify that they are in working order or fit for the purpose. The buyer is advised to obtain verification from his or her Professional Adviser. References to the Tenure of the property are based on information supplied by the Vendor. The agent has not had sight of the title documents. The buyer is advised to obtain verification from their Solicitor. You are advised to check the availability of any property before travelling any distance to view.