



High Street, Billericay, Essex, CM12 9BQ

£800,000



** Guide Price £800,000 - £ 850,000 ** Conveniently located in the centre of Billericay High Street, just a short walk from the Mainline Station, is this exceptional Grade II Listed Georgian residence. With such close proximity to Billericay Station with its direct links to Stratford and Liverpool Street, here is living a London lifestyle but without the price tag. With origins dating back to the 18th century, the home combines classic elegance with a meticulous modern refurbishment across three storeys, offering around 1,544 sq ft of beautifully finished accommodation. The property is gated secure parking for two vehicles and a private gated courtyard garden accessed directly from the property.

- **CENTRAL HIGH STREET LOCATION**
- **LARGE LOUNGE WITH BESPOKE MEDIA WALL.**
- **BED TWO CURRENTLY A SPACIOUS DRESSING ROOM**
- **FIVE MINUTE WALK TO BILLERICAY STATION**
- **BED THREE CURRENTLY FITTED DRESSING ROOM**
- **THREE DOUBLE BEDROOMS WITH EN-SUITES**
- **DINING AREA WITH DOORS TO THE REAR COURTYARD GARDEN.**
- **BESPOKE LUXURY KITCHEN BREAKFAST ROOM WITH CENTRAL ISLAND**
- **LARGE ENTRANCE HALL**

Ground Floor

Entrance Hall



Kitchen



4.94m x 3.85m (16' 2" x 12' 8")

Downstairs WC

Living Room



5.50m x 4.00m (18' 1" x 13' 1")

Dining Room



2.55m x 4.00m (8' 4" x 13' 1")

First Floor

Landing

Bedroom Two



3.42m x 2.53m (11' 3" x 8' 4")

En Suite

Bedroom Three / Dressing Room



2.84m x 4.00m (9' 4" x 13' 1")

Family Bathroom

1.98m x 2.26m (6' 6" x 7' 5")

Second Floor

Landing

Master Bedroom



5.19m x 3.85m (17' 0" x 12' 8")

En Suite

Exterior

Courtyard Garden



PROPERTY MISDESCRIPTIONS ACT 1991

The Agents have 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.