



THE PROPERTY SPECIALISTS  
**FOR SALE**  
01277 654446  
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Mounthessing Road | Billericay | GUIDE PRICE £650,000





# Mountnessing Road

Billericay | Essex | CM12 0ER

The Property Specialists of Billericay are delighted to offer for sale this deceptively spacious three double bedroom semi detached family home which is conveniently located within a short walk of Billericay railway station with its routes to London Liverpool Street.

On entering the property you are greeted by a light and bright spacious hallway with stairs to first floor. One of the amazing features of this property is it's superb open planning living space with a large dining area to the front , a cooks delight with it's amazing fitted kitchen with a vast amount of storage and stunning Stove double range oven. To the rear of the house is an excellent sitting room with skylight windows and bifold doors overlooking the rear garden. This area creates a great space to relax, unwind and enjoy a film.

On the first floor there are two double bedrooms and large study area for those that wish to work from home. The upstairs accommodation is completed by stairs leading up to a top floor Master Bedroom with ample storage and the benefit of a wash room with low level W/C and wash basin.

Outside is a shingle cottage style front garden and the rear South facing garden has an Astro Turfed low maintenance garden and timber summer house.

An internal viewing is strongly recommended to fully appreciate the size and space on offer.



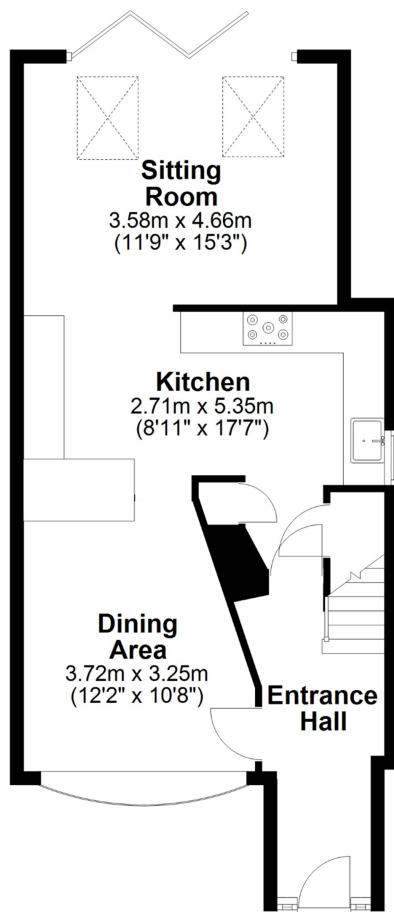




- Character Three Double Bedroom Semi Detached House
- Within One Mile of Billericay Railway Station
- Large Entrance Hallway
- Superb Open Plan Living Space With Amazing Kitchen
- Great Size Sitting Room Opening Up To The Rear Garden
- Good Size Dining Area - Perfect for Entertaining
- Fantastic Fitted Kitchen with Various Fitted Units and Range Oven
- First Floor Study Area Perfect For Working From Home
- Modern Family Bathroom As Well As First Floor Wash Room To The Top Floor
- Low Maintenance L-Shaped South Facing Rear Garden
- Astro Turf Lawn in Rear Garden
- Own driveway With Potential To Extend On The Side



## Ground Floor



**APPROX INTERNAL FLOOR AREA**  
**113 SQ M 1213 SQ FT**

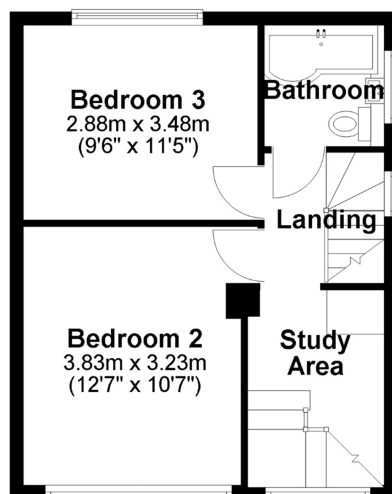
This plan is for layout guidance only and is **NOT TO SCALE**

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.

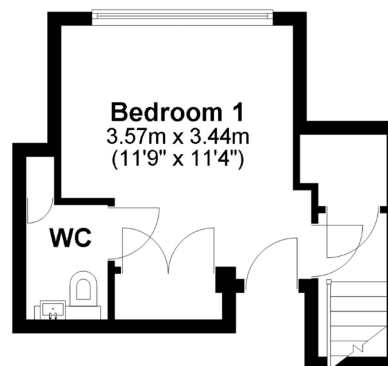
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## First Floor



## Second Floor



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) <b>A</b>		
(81-91) <b>B</b>		79
(69-80) <b>C</b>		
(55-68) <b>D</b>	62	
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
England, Scotland & Wales		EU Directive 2002/91/EC

Viewing strictly by appointment with The Property Specialists



Making Moving Home  
**Less Stressful**

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