



Hickstars Lane | Billericay | £350,000





# Hickstars Lane

Billericay | Essex | CM12 9RJ

Discover the incredible potential of this charming 3-bedroom semi-detached house, perfectly positioned on a corner plot. Offering a spacious layout with two reception rooms and a bathroom featuring a separate toilet, this property is an ideal first purchase or investment opportunity. Though it is in need of modernisation, the home boasts numerous original features and a flexible floor plan that provides a superb canvas for you to create your dream living space. Step inside to find a welcoming living room complete with a striking feature fireplace, offering a warm and inviting atmosphere that is perfect for relaxing with family or entertaining guests. Adjacent to the living room is a separate dining room, providing a dedicated space for family meals and special occasions. Both reception rooms benefit from ample natural light, enhancing the home's bright and airy feel. The kitchen includes an attached utility area, adding valuable additional space for storage or laundry needs, enhancing the practical layout of the home. From here, you enjoy easy access to the established rear garden, that presents an ideal spot for gardening, alfresco dining, or simply unwinding in privacy. The large front garden further complements the property, offering plenty of space for landscaping potential or a children's play area. Accommodation comprises three good-sized bedrooms, ready to be transformed into comfortable and personalised retreats. The bathroom provides the convenience of a separate toilet, catering to busy households and enhancing functionality. While the property requires some updating, this presents a fantastic opportunity to add value and customise the interiors exactly to your taste. Outside, off-road parking is available to the front, offering practical and secure parking for the family vehicle. The semi-detached nature of the property ensures a sense of privacy while being part of a friendly neighbourhood. A large garden on both the front and rear allows ample space for outdoor activities and future extensions, subject to planning. This property offers huge potential, whether you are looking for a comfortable family home to grow into or a promising investment that you can enhance. Its excellent location combined with the generous living accommodation and outdoor spaces make this a rare find in today's market. Don't miss your chance to unlock the possibilities this house has to offer.





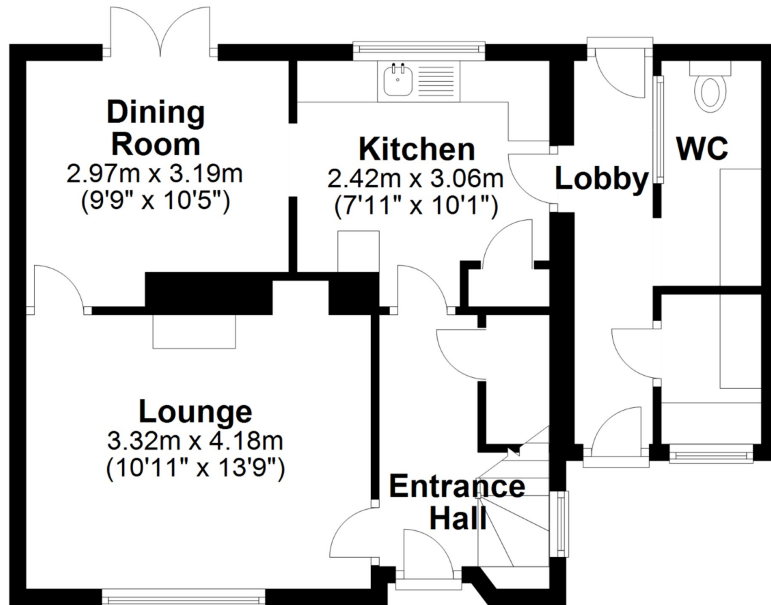


- In Need of Modernisation
- Three Bedroom House
- Bathroom With Separate Toilet
- Living Room With Feature Fireplace
- Large Front Garden
- Established Rear Garden
- Off Road Parking To The Front
- Offers Huge Potential
- Separate Dining Room
- Attached Utility Area To The Kitchen
- Idea First Purchase / Investment Buy





## Ground Floor



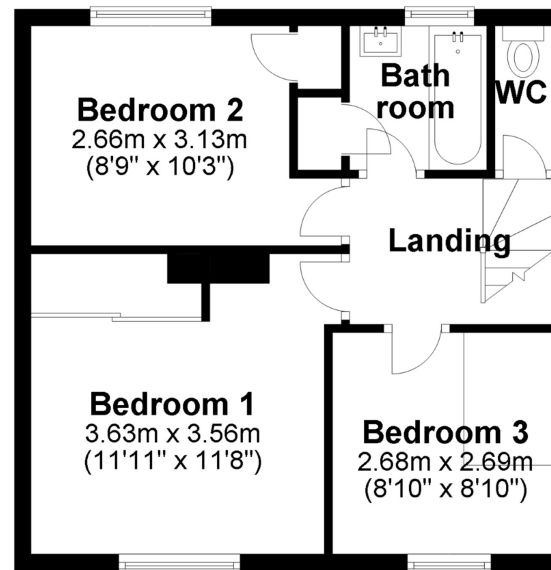
**APPROX INTERNAL FLOOR AREA**  
**93 SQ M 998 SQ FT**

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



### Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92+) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		80
(55-68) <b>D</b>	58	
(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		

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Making Moving Home  
**Less Stressful**

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