



St Agnes Road | Billericay | £975,000





# St Agnes Road

Billericay | Essex | CM12 9UR

The Property Specialists of Billericay are delighted to offer for sale one of two brand new four double bedroom detached family homes both benefiting from a fantastic south facing garden with a super size kitchen/family rooms with double bi-folding doors which makes these houses amazing homes for entertaining.

Upon entering the property you are greeted by a large entrance hall with living room to the front with dual aspect views. In addition there is a TV / playroom / Office which is perfect for those that work from home, but the real delight is the high spec kitchen family room which is being fitted in the next few weeks (more photos to follow in the coming weeks). This great space has room for everything and features two sets of bi-folding doors with integrated blinds within the glass. The ground floor has the added advantage of underfloor heating, a ground floor cloakroom and separate utility room.

On the first floor there are four good size bedrooms with two of them benefiting from en-suite shower rooms which is addition to a good size family bathroom with a shower over the bath.

The house has an integral garage which houses the Brand New Vaillant boiler, large pressurised cylinder and water softener which is great for limescale prevention. In addition there are solar panels to assist with your heating bills.

Outside the front garden is mainly blocked paved providing off road parking for three cars and leading to the garage. The rear garden has a newly laid patio and the rear is mainly laid to lawn with fence boundaries.

The agents hold keys for viewings



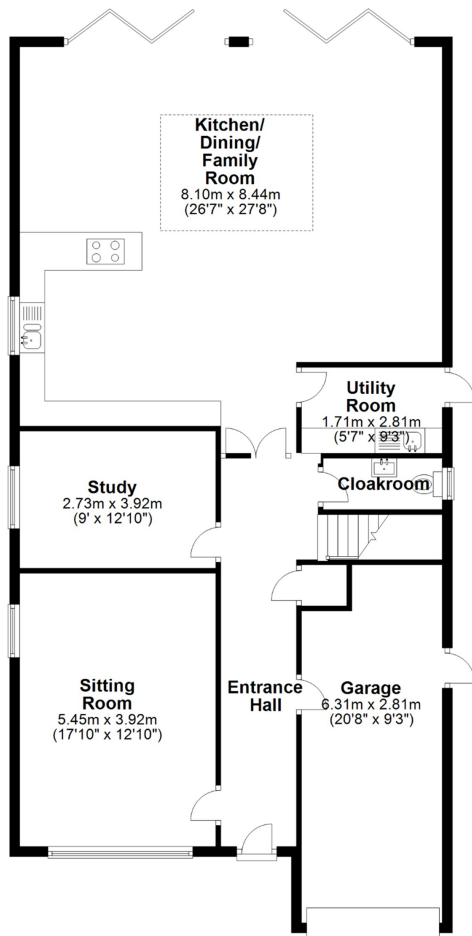




- Part-Exchange Considered
- Detached Family Residence
- New Build Property
- Large Kitchen/Family Room with Two Sets of Bi-Folding Doors
- Hi-Spec Kitchen and Appliances
- Ground Floor Underfloor Heating
- Four Double Bedrooms
- Two En-Suites
- Living room And Playroom / Office
- 140FT Approx South Facing Garden
- Off Road Parking for Three Vehicles



### Ground Floor



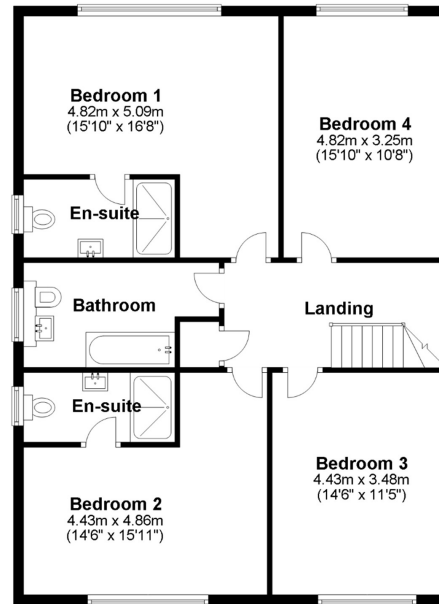
**APPROX INTERNAL FLOOR AREA**  
**236 SQ M 2542 SQ FT**

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



Viewing strictly by appointment with The Property Specialists



Making Moving Home  
**Less Stressful**

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