



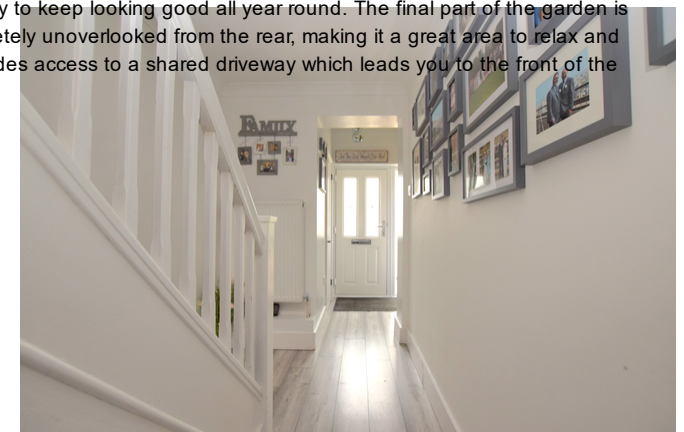
James Square | Billericay | £495,000



James Square

Billericay | Essex | CM11 2LN

The Property Specialists are delighted to offer for sale, this well presented 4 bedroom semi-detached home, which is located close to local shops and within 1.5 miles of Billericay train station and High Street. Among many of the desirable features, the property boasts a fantastic garden that is made for entertaining, as well as four good size bedrooms making it an ideal family home. On entering the property, you are greeted by an entrance hall with modern grey flooring that leads to the living room located at the front of the home. Here you will find a feature fireplace and a large bay window ensuring the room is flooded with natural light. The living room flows seamlessly into a fantastic open plan kitchen diner, with French doors opening up to and enjoying views over the rear garden. A previous extension means there is now ample space for a large dining table and chairs, in addition to a breakfast bar which is part of a kitchen island. The kitchen itself is modern, comprising of a range of glossy white units with tasteful grey worktops, and benefits from a range of integrated appliances including; an oven and induction hob, microwave, fridge freezer and dishwasher. The ground floor accommodation is completed by a separate W/C lead from the hallway. Upstairs on the first floor are three of the four bedrooms and a main family bathroom. Two of these bedrooms are good size double rooms, with one being located at the front of the property and one enjoying views over the rear and beyond. The larger of these two rooms also benefits from storage with fitted wardrobes, as does the third and smallest bedroom on this floor which has a built in cupboard. This single room makes for an ideal children's bedroom, home office, dressing room or walk in wardrobe. The family bathroom completes the accommodation on this floor, comprising of a modern three piece suite and tasteful tiling. Continuing to the second floor, you will find a previously converted loft space that now accommodates a master bedroom and en-suite. This bedroom is of particularly good size and a rear dormer provides good ceiling height which allows for a large set of fitted wardrobes. The adjoining en-suite comprising of a three piece suite with a fitted shower cubicle. The real highlight of this delightful home can be found to the rear of the property. Commencing with a decked area, the westerly facing garden enjoys plenty of summer sunshine, with the remainder landscaped to create a fantastic place for entertaining and relaxing. The decked area is spacious enough for large garden furniture and even an outdoor bar, before then stepping down to a second patio in modern Indian sandstone, which provides further space for a large outdoor dining table and chairs. There are two lawned areas laid with artificial grass, making them low maintenance and easy to keep looking good all year round. The final part of the garden is finished in shingle, completely overlooked from the rear, making it a great area to relax and unwind. A side gate provides access to a shared driveway which leads you to the front of the home.

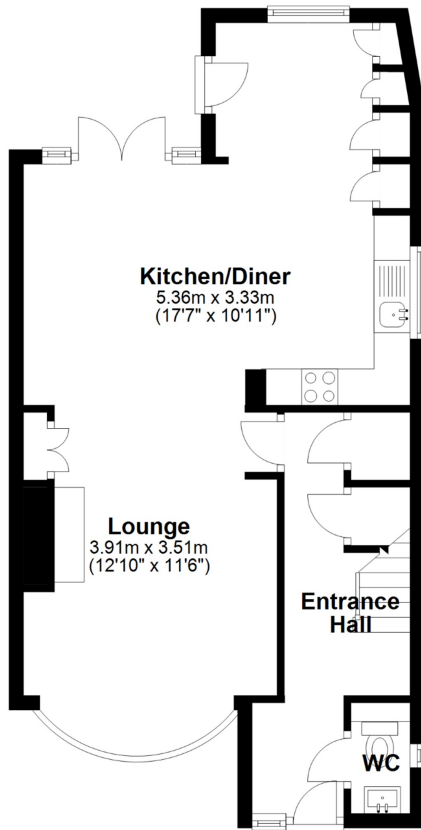




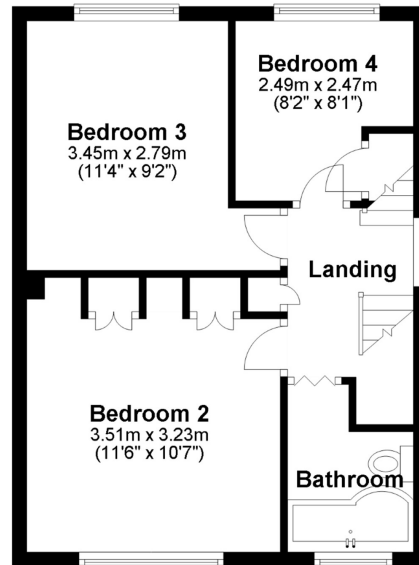
- Four Bedroom Semi Detached Family Home
- Within 1.5 Miles of Billericay Train Station & High Street
- Close to Local Shops
- Previously Extended Open Plan Kitchen Diner With Breakfast Bar
- Generous Living Room With Feature Fireplace
- Master Bedroom With En-Suite Shower Room
- Modern Family Bathroom
- Separate Ground Floor W/C
- Beautifully Landscaped & Westerly Facing Rear Garden



Ground Floor



First Floor



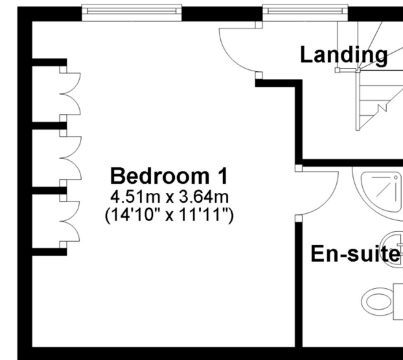
APPROX INTERNAL FLOOR AREA 111 SQ M 1197 SQ FT

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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Second Floor



Viewing strictly by appointment with The Property Specialists



Making Moving Home
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