MEACOCK & JONES

4 Bedrooms

House - Semi-Detached

Located in Billericay

£600,000

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22 The Rising Billericay

| Essex | CM11 2HN

** Guide Price £600,000 - £650,000 ** Spacious and versatile four-bedroom semi-detached home offering excellent potential for multi-generational living. The property features well-balanced family accommodation together with a flexible annex-style area comprising an additional reception room, first-floor bedroom and en-suite. Situated close to Billericay railway station providing excellent links to London and well regarded local schools.

From the entrance hall, a staircase rises to the upper floors, with the added benefit of a ground floor cloakroom. A door leads the stylish sitting room enhanced by plantation shutters, creating a welcoming and comfortable space. To the rear, the impressive open-plan kitchen/dining room is flooded with natural light from two Velux windows and bi-folding doors opening onto the garden terrace. Designed for modern family living and entertaining, the kitchen is fitted with a comprehensive range of contemporary white gloss units, complemented by granite work surfaces and a central island. Adjoining the kitchen is a versatile reception room offering a variety of potential uses, including annexe-style accommodation. Benefiting from direct access to the rear garden and a separate side entrance, the space offers excellent flexibility. A staircase rises from here to a spacious dual-aspect bedroom with eaves storage and an en-suite shower room, creating the potential for self-contained accommodation, subject to individual requirements.

Also to the first floor are the two further double bedrooms and a family bathroom, while the second floor is dedicated to the principal bedroom, featuring bi-fold doors opening to a Juliet balcony overlooking the rear garden and a luxuriously appointed en-suite shower room.

Externally, the private rear garden features a raised terrace, ideal for outdoor entertaining, with steps leading down to a lawn bordered by mature laurel hedging. To the front is the driveway capable of parking numerous vehicles.

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22 The Rising

£600,000 Freehold

- Four Bedroom Semi-Detached House
- En-suites to Two Rooms
- Sitting Room
- Kitchen/Dining Room
- Excellent Location
- Potential for self-contained Annexe
- Family Bathroom
- Family Room/Potential Annexe
- Beautifully Presented
- Close to Billericay Station and Good Local Schools

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APPROX INTERNAL FLOOR AREA
TOTAL 147 SQ M 1573 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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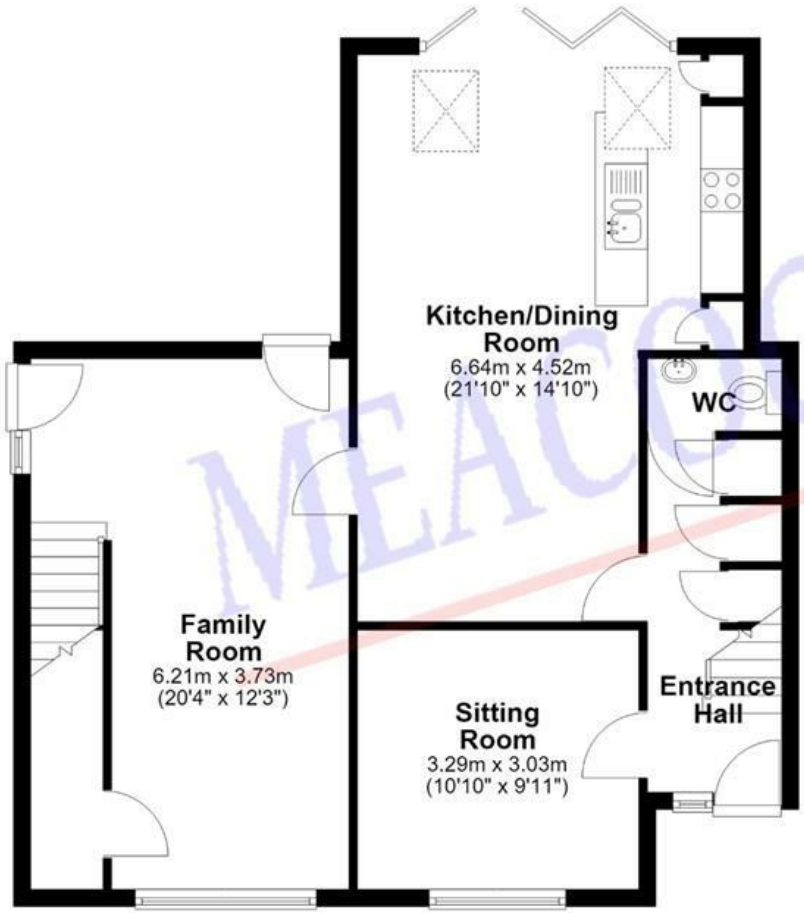
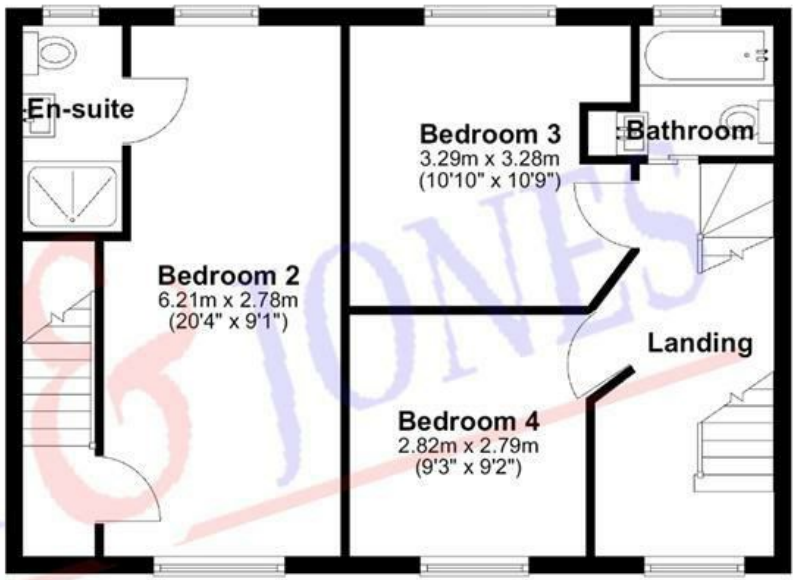
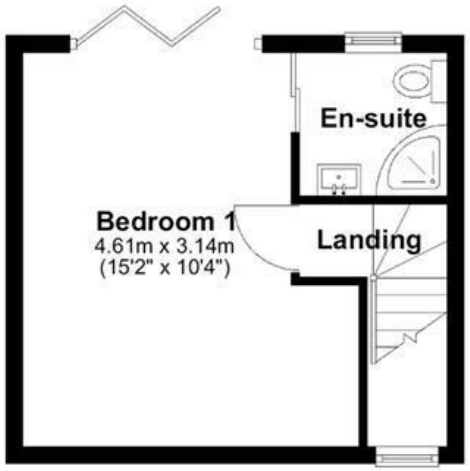
Ground Floor



First Floor



Second Floor



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Accommodation comprises of:-

Entrance Hall

Ground Floor Cloakroom

Sitting Room
10'10 x 9'11

Kitchen/Dining Room
21'10 x 14'10

Family Room/Potential Annexe
20'4 x 12'3

Stairs to First Floor Bedroom (Potential Annexe)

Bedroom Two
20'4 x 9'1

En-suite Shower Room

Stairs from Entrance Hall to First Floor

Bedroom Three
10'10 x 10'9

Bedroom Four
9'3 x 9'2

Family Bathroom

Second Floor

Bedroom One
15'2 x 10'4

En-suite

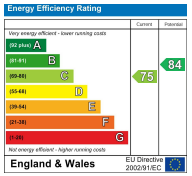
Externally

Private Rear Garden

Front Garden - Off-street Parking

Council Tax Band: C

Local Authority: Basildon Council



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