



Henton Kirkman
-# Residential #-

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Hillhouse Close, Billericay

Price £620,000

This is a great opportunity to acquire this four bedroom detached house located in the sought after Hillhouse Close turning which is well respected for its convenience to the railway station, Lake Meadows, town centre and of course both Buttsbury and Mayflower Schools.

Internally the accommodation in this style of family home consists of four good sized bedrooms, all of which have either fitted wardrobes or built in wardrobes/storage. The bathroom with downlighters, has also been thoughtfully improved to provide a separate shower cubicle in addition to the bath.

Currently the ground floor reception rooms have a lovely engineered wood flooring this coupled with the feature gas fire in lounge helps create a warm and welcoming feel. With both the dining room and kitchen being located to the rear of the house this layout provides the natural option to incorporate a kitchen/diner/day room at a later stage if so desired.

The property has a brick paved drive and is situated in one of the corners of this cul de sac, enjoying a good degree privacy to the rear garden as well as the appeal of having limited passing traffic.



Entrance Hall - With a wood floor and panel doors to lounge and...

Ground Floor Cloakroom - This has a white low level wc and hand basin.

Lounge - 5.74m x 4.46m > 3.55m (18ft9" x 14ft7" > 11ft7") - A welcoming room with a bay window and a feature wood fire surround with inset gas fire. There is light engineered real wood flooring that gives a lovely look to this room and it also extends to and then continues into the dining room.

Dining Room - 4.4m x 2.92m (14ft5" x 9ft6") - With glazed side panels and double doors opening onto the rear garden together with a door to the adjoining kitchen this room provides the ideal arrangement to create an open plan full width kitchen day room if desired.

Kitchen - 4.3m x 2.39m (14ft1" x 7ft10") - This kitchen has wood style kitchen units fitted to both ends of the room and incorporate a built in oven and hob with spaces for other appliances. There is cupboard housing the gas boiler and a window looking onto the rear garden together with side door.

Landing - With front facing window and doors to..





Bedroom One - 4.38m x 2.77m (14ft4" x 9ft1") - This is a rear facing room and has a range of fitted wardrobes to one wall with matching high level storage cupboards over the bed recess.

Bedroom Two - 3.95m x 2.46m (12ft11" x 8ft) - Window to rear and built in double wardrobes.

Bedroom Three - 3.91m x 2.42m > 1.59m in recess (12ft9" x 7ft11" > 5ft2") - Window to front and fitted double wardrobe.

Bedroom Four - 3.16m x 2.46m (10ft4" x 8ft) - Window to front and built in double wardrobe.

Family Bathroom - This good sized bathroom has a four piece white suite comprising, low level wc, panel enclosed bath with mixer tap and hand shower unit, feature glass wash basin mounted onto a glass top and a separate shower cubicle with electric shower unit. There is tiling to the splashback area, an airing cupboard housing the hot water tank, inset down lighters and a window to side.

Garage 4.98m x 2.43m (16ft4" x 7ft11")- Up and over door, power and light connected and side personal door easily accessed via the side kitchen door.

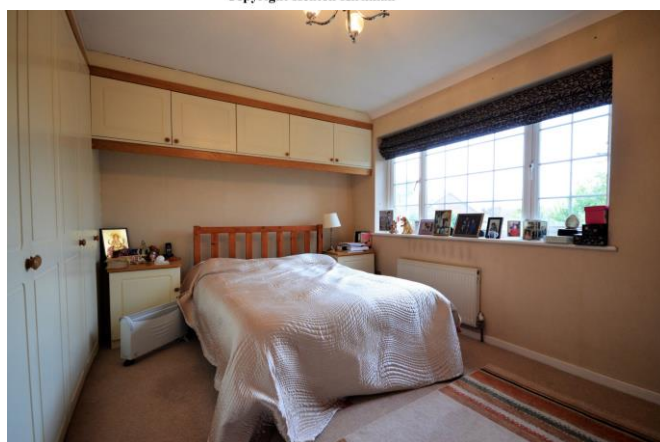
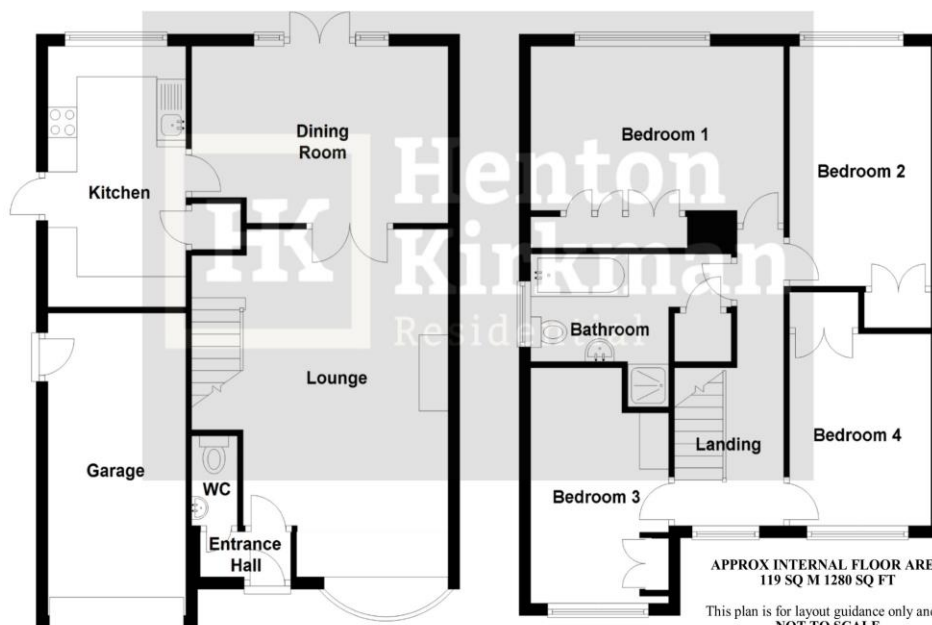


Rear Garden - This measures approx. 30' x 30' and commences a paved patio with the remainder being lawn with shrub borders. Access to the garden is via the double doors from the dining room and side door of the kitchen, there is storage space to one side and a gate providing access to the other.

Front Garden - There is a brick paved drive flanked by a laurel hedge providing parking and access to the front door and garage.

Ground Floor

First Floor



Whilst every care has been taken in the preparation of these details they are for guidance purposes only and no guarantee can be given to the working condition of the various services and appliances. Measurements have been taken as accurately as possible but slight discrepancies can inadvertently occur. The agents have not tested the appliances or central heating and interested applicants are advised to make their own investigations.



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