



252 Noak Hill Road, Billericay - CM12 9UP

£1,175,000 Freehold

Imposing Georgian style four bedroom detached house on sought after Noak Hill Road offering 3054 sq ft of accommodation, en-suite facilities to three bedrooms with dressing room to master, four reception rooms to the ground floor and large central kitchen family room.

Council Tax band: E ~ EPC Energy Efficiency Rating: C



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Hallway

Sitting Room 21' 5" x 11' 6" (6.53m x 3.51m)

Dining Room 16' 4" x 10' 5" (4.98m x 3.18m)

Study 13' 3" x 11' 4" (4.04m x 3.45m)

Lounge 20' 3" x 13' 8" (6.17m x 4.17m)

Kitchen/Family Room 31' 5" x 13' 8" (9.58m x 4.17m)

Utility Room 13' 9" x 7' 7" (4.19m x 2.31m)

Cloakroom

Galleried Landing

Bedroom One 22' 7" x 13' 3" (6.88m x 4.04m)

Dressing Room 11' 7" x 7' 11" (3.53m x 2.41m)

En-Suite Shower 11' 7" x 8' 7" (3.53m x 2.62m)

Bedroom Two 14' 0" x 11' 0" (4.27m x 3.35m)

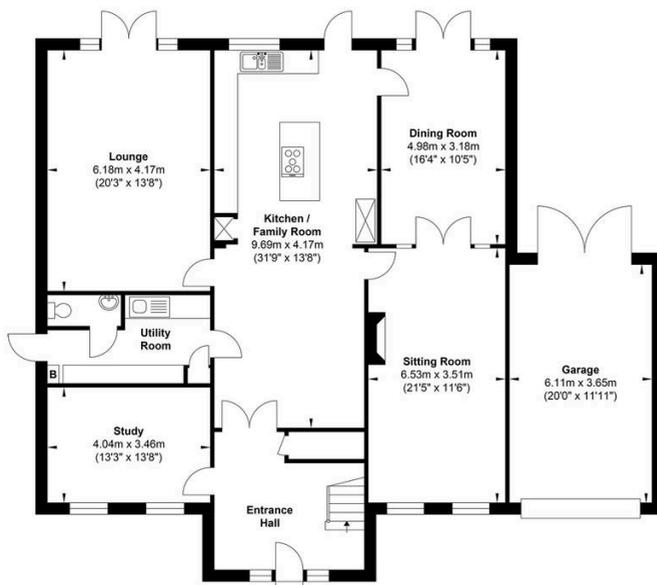
En-Suite Shower 9' 5" x 3' 8" (2.87m x 1.12m)

Bedroom Three 13' 6" x 13' 2" (4.11m x 4.01m)

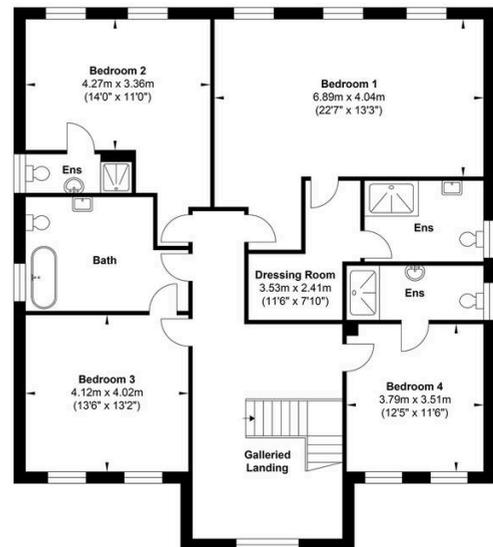
Bathroom

Bedroom Four 12' 5" x 11' 6" (3.78m x 3.51m)

En-Suite Shower 12' 0" x 4' 9" (3.66m x 1.45m)



Ground Floor



First Floor

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.