



Coxes Farm Road | | Billericay | CM11 2UB

£625,000

ICON
RESIDENTIAL

Coxes Farm Road |
Billericay | CM11 2UB
£625,000

- 3 spacious bedrooms
- 2 modern bathrooms
- Cosy reception room
- Mid-terrace house
- 1,199 sq ft of space
- Located in Billericay
- Close to local amenities
- Easy access to transport
- Viewing recommended

Nestled in the charming area of Coxes Farm Road, Billericay, this delightful mid-terrace house offers a perfect blend of modern living and comfort. The property spans an impressive 1,199 square feet, providing ample space for families or those seeking a stylish home.

Upon entering, you are welcomed into a spacious reception room that sets the tone for the rest of the house. The heart of the home is undoubtedly the exquisite kitchen, featuring underfloor heating, bespoke handmade units and





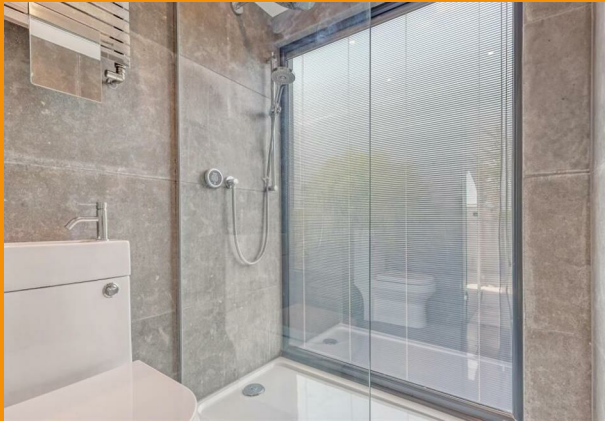
a convenient Quooker tap for instant boiling water. The bi-fold doors not only flood the space with natural light but also seamlessly connect the indoors with the garden, making it ideal for entertaining or enjoying a quiet evening.

This property boasts three well-proportioned bedrooms, ensuring everyone has their own private space. With two modern bathrooms, the home comfortably caters to the needs of a busy household.

The garden is a true highlight, complete with a shed that benefits from electricity, providing a versatile space for hobbies or additional storage. For those seeking relaxation, a luxurious hot tub, installed and registered six years ago, awaits in the garden, offering the perfect retreat after a long day.

For added peace of mind, the property is also equipped with an advanced fire protection system.

This home is not just a property; it is a lifestyle choice, combining contemporary features with a warm and inviting atmosphere. With its prime location in Billericay, you will enjoy the benefits of a friendly community while being conveniently close to local amenities and transport links. This is a wonderful opportunity to acquire a modern family home that truly has it all.



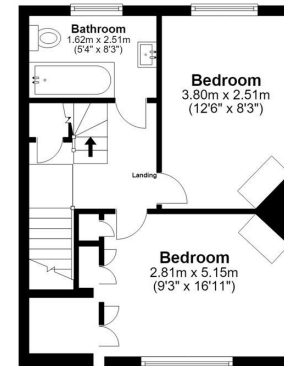
Ground Floor

Approx. 51.0 sq. metres (549.3 sq. feet)



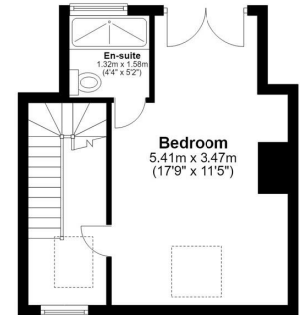
First Floor

Approx. 34.4 sq. metres (370.0 sq. feet)



Second Floor

Approx. 26.0 sq. metres (279.7 sq. feet)

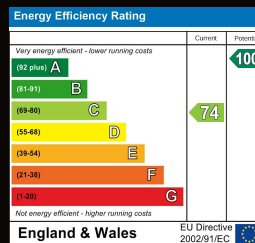


Total area: approx. 111.4 sq. metres (1198.9 sq. feet)

All measurements have been taken as a guide to prospective buyers only and are not precise. This plan is for illustrative purposes only and no responsibility for any error, omission or misstatement. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given. Measurements may have been taken from the widest area and may include wardrobe/cupboard space. No guarantee is given to any measurements including total areas. Buyers are advised to take their own measurements.

Floor Plan Drawn According To RICS Guidelines
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