

Beresfords

COUNTRY  
& Village







# 142 LAINDON ROAD

BILLERICAY | ESSEX

1 mile to Billericay Railway Station (Journey time to London Liverpool Street approx. 32 minutes) | 10 miles to Chelmsford Railway Station (Journey time to London Liverpool Street Station approx. 40 minutes) | 2.1 miles to St. Johns School (Approx. 6 minute drive) | 0.4 miles to The Billericay School (Approx. 7 minute drive)

This contemporary and modern property situated on the outskirts of Billericay town offering spacious living accommodation situated over two floors comprising five substantial bedrooms including the principal suite, made up of a three piece bathroom suite and walk in dressing room. The property has been thoroughly renovated to an exceptionally high specification whilst still retaining a warm and homely feel, all situated on a commanding plot of circa half an acre. (STLS) EPC Awaiting.

- Master Bedroom comprising En-suite and walk in dressing room.
- Four further double bedrooms
- Six reception rooms
- Cinema room
- Separate utility room
- Study room
- Circa 4200 Sqft living accommodation
- Detached double garage
- Studio
- Garden Store
- Heated outdoor pool
- Approximately 0.5 acres STLS





### **Description:**

The property is a striking and substantial five bedroom detached house of contemporary design, situated on the periphery of Billericay town approached by a private gated entrance.

### **Ground Floor**

Entering the property you are welcomed into an impressive and modern entrance hall dominated by the feature staircase which commands the center of the room. The ground floor boasts six reception rooms including the self contained cinema room, along with the garden room which leads through into the entertain space at the rear of the property which houses the integral bar and Jacuzzi with double doors leading out to the patio and pool area beyond. The lower level also houses the kitchen breakfast room, utility room, private study, formal dining room and the formal sitting room to the front of the property. In addition bedroom five/ additional snug which would be ideal an integral annex for a family member is located of the entrance hall.

### **First Floor**

Heading upstairs you are ideally positioned towards the center of the property with the master suite and bedroom four being located to your left hand side, the master suite benefits from its double aspect windows and south facing position. The master suit is made up of the principal bedroom, three piece en-suite and walk in dressing room. Bedrooms two, three and four make up the remained for the first floor along with the family bathroom.

### **Outside**

Externally the property benefits from a thoughtful and well laid out entertaining space, initially you a greeted by a vast expanse of decking, heated pool looking out across the laid to lawn garden and rolling countryside beyond the hedge lined boundary.



### **Services:**

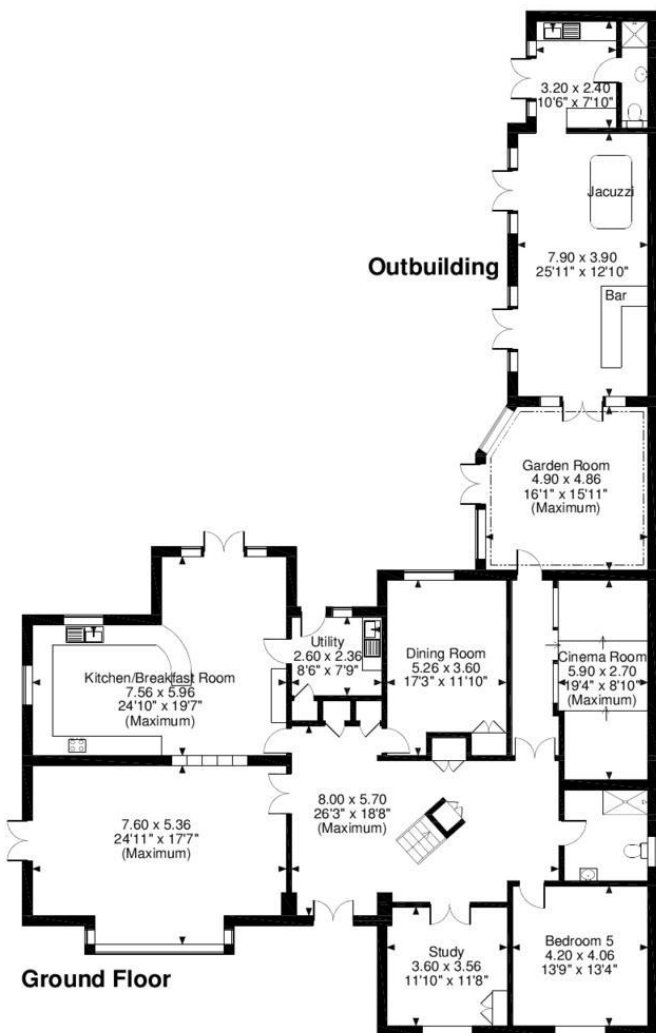
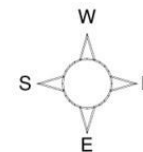
Mains Water  
Mains Electric  
Mains Gas  
Private Drainage



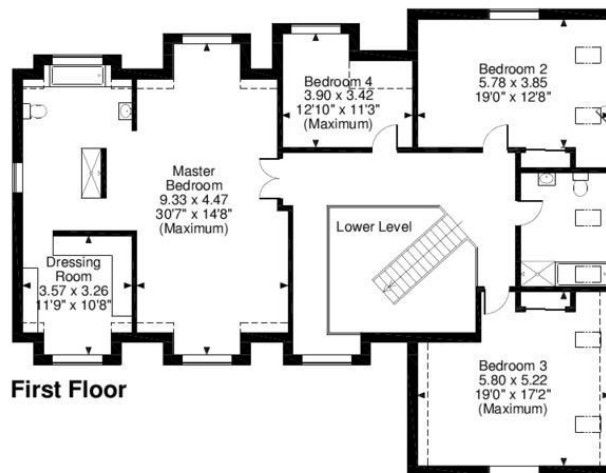




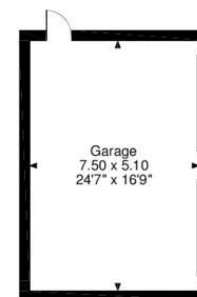
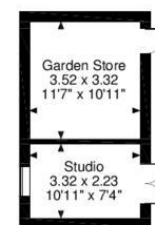
**Laindon Road, Billericay**  
**Approximate Gross Internal Area**  
**Main House = 4211 Sq Ft/391 Sq M**  
**Garage = 412 Sq Ft/38 Sq M**  
**Outbuilding = 452 Sq Ft/42 Sq M**  
**Garden Store & Studio = 211 Sq Ft/20 Sq M**  
**Total = 5286 Sq Ft/491 Sq M**



**Ground Floor**



**First Floor**



**FOR ILLUSTRATIVE PURPOSES ONLY - NOT TO SCALE**

The position & size of doors, windows, appliances and other features are approximate only.

□ □ □ Denotes restricted head height

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