



**Keith
Ashton**

Billericay Road, Herongate
Brentwood



88B BILLERICAY ROAD

Herongate Brentwood, CM13 3SB

****NO ONWARD CHAIN**** We are delighted to bring to the market this charming semi-detached house located on Billericay Road in the picturesque village of Herongate, Brentwood. One of the standout features of this lovely home is its proximity to plenty of countryside walks, allowing you to immerse yourself in the beauty of nature right at your doorstep. Additionally, the village of Herongate offers a warm and welcoming community atmosphere, with charming village pubs nearby. The property boasts a spacious living room, well appointed kitchen, separate store room and an integral garage. There are three bedrooms and a family bathroom. The property enjoys off street parking to the front and a large garden to the rear.

- FAR REACHING COUNTRYSIDE VIEWS
- SCOPE TO EXTEND (STP)
- OFF STREET PARKING TO THE FRONT
- LARGE REAR GARDEN
- THREE BEDROOMS
- GARAGE
- SEMI-DETACHED FAMILY HOME
- SOUGHT AFTER VILLAGE LOCATION

Offers In Excess Of £500,000



Description

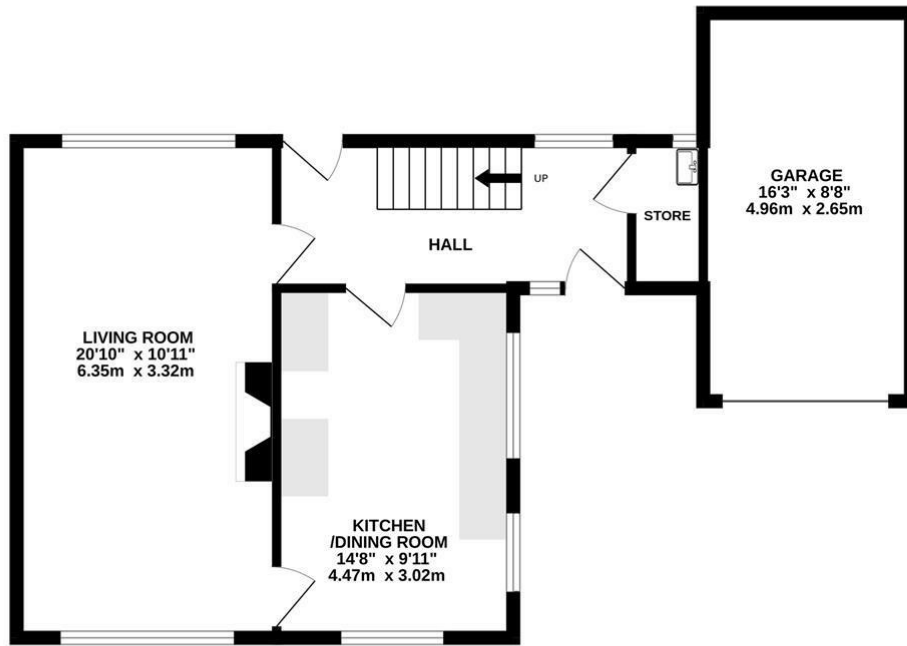
The internal accommodation commences a welcoming entrance hallway, with stairs leading up to the first floor. There is a spacious living room, with a fireplace to centre, this is a bright space with plenty of natural light beaming through windows at both the front and rear. The newly fitted kitchen comprises with modern eye and base level storage units, marble effect worktop surfaces and space for appliances. There is also plenty of room here for a dining table and chairs. A storage room (with scope to become a utility room or WC) completes the ground-floor layout of the property.

Rising to the first floor there are three bedrooms, two of which are sizable double rooms and are located at the front of the property and a single at the rear. Finished to a high standard there is the contemporary family bathroom, complete with a 'L' shaped bath and integrated shower, WC and wash hand basin.

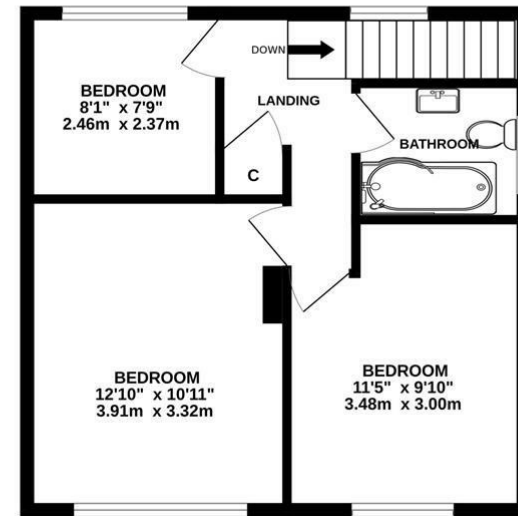
Externally to the front of the property there is off street parking by way of a garage and driveway and a small front garden laid to lawn. There is a well maintained unoverlooked rear garden, laid principally to lawn with far reaching countryside views.



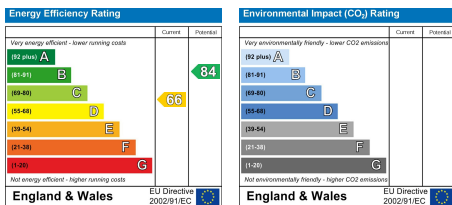
GROUND FLOOR
616 sq.ft. (57.3 sq.m.) approx.



1ST FLOOR
431 sq.ft. (40.1 sq.m.) approx.



TOTAL FLOOR AREA : 1048 sq.ft. (97.3 sq.m.) approx.
Measurements are approximate. Not to scale. Illustrative purposes only
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SERVICES:

Local Authority: Brentwood
Council tax band: D
Post code: CM13 3SB

VIEWING:

Strictly by prior arrangement with Keith Ashton Estate Agents

OPENING HOURS:

Monday to Friday: 8.45AM - 6.30PM | Saturdays: 9AM - 5.30PM | Sundays: 10AM - 2PM

MORTGAGE INFORMATION:

We offer the additional facility of an in-house Independent Financial Adviser who will access all mortgage lenders with the purpose of providing you with the benefit of choice. For quotations or comparables please call 01277 260858 or visit our interactive website at www.mortgagebusiness.net



We the Agent have not tested any apparatus, fittings or services for this property. The plot size is intended merely as a guide and has not been officially measured or verified by the Agent. Photographs are for illustration only and may depict items which are not for sale or included in the sale of the property. As part of the service we offer we may recommend ancillary services to you which we believe may help you with your property transaction. We wish to make you aware, that should you decide to use these services we will receive a referral fee. For full and detailed information please visit 'terms and conditions' on our website www.keithashton.co.uk

