



Keith
Ashton

Billericay Road, Herongate
Brentwood



46 BILLERICAY ROAD

Herongate Brentwood, CM13 3PU

Guide Price £625,000

Offered for the first time in over sixty years and with No Onward Chain, we are delighted to present this charming property on Billericay Road, nestled in the picturesque village of Herongate. Offering an exciting opportunity for modernisation, this home is perfect for a growing family looking to add their own personal touch. A standout feature of this delightful home is its generously sized garden, which enjoys beautiful views beyond, creating a peaceful retreat. With scenic countryside walks just moments away, you can fully embrace nature right from your doorstep.

Herongate is a welcoming village with a strong sense of community, offering charming local pubs and convenient amenities, making it an idyllic place to call home.

- FAR REACHING COUNTRYSIDE VIEWS
- THREE BEDROOM FAMILY HOME
- TWO DETACHED GARAGES
- EXCELLENT POTENTIAL
- NO ONWARD CHAIN
- LARGE GARDEN
- SCOPE TO EXTEND (STPP)
- SOUGHT AFTER VILLAGE LOCATION



Description

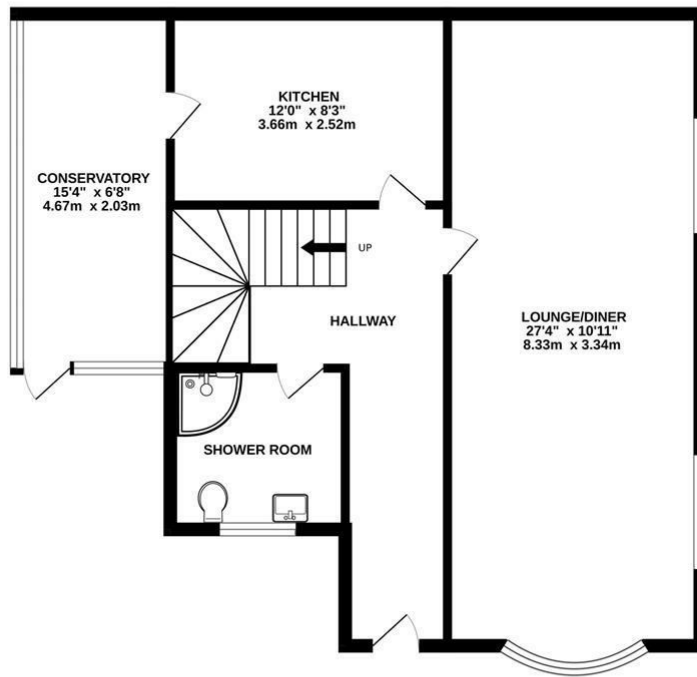
The home's inviting layout begins with a welcoming entrance hall leading to a spacious, light-filled lounge and dining area, enhanced by dual-aspect windows that maximise natural light. The well-appointed kitchen, fitted with eye and base-level units and ample worktop space, seamlessly connects to a bright conservatory, offering stunning views of the garden and open fields beyond. A convenient ground-floor shower room completes this level.

Ascending to the first floor, the landing provides access to all rooms. The principal bedroom is a generously sized double, complete with built-in storage. Two further double bedrooms, both featuring built-in cupboards, offer ample space for family living. A spacious WC completes the upper floor.

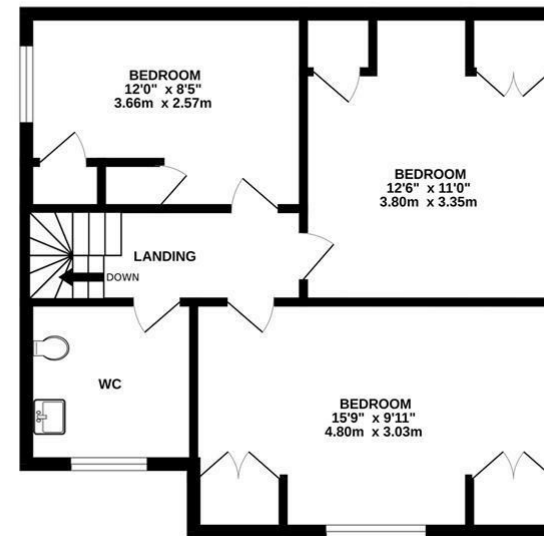
Externally, the property boasts a beautifully maintained garden with a lush lawn, bordered by mature shrubs, and breathtaking views across open fields. To the front, two detached garages and off-street parking provide excellent convenience.



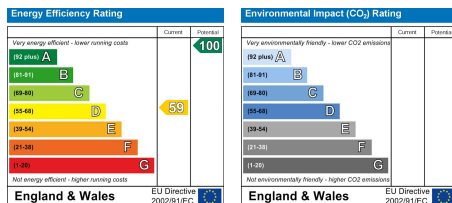
GROUND FLOOR
695 sq.ft. (64.6 sq.m.) approx.



1ST FLOOR
494 sq.ft. (45.9 sq.m.) approx.



TOTAL FLOOR AREA : 1189 sq.ft. (110.5 sq.m.) approx.
Measurements are approximate. Not to scale. Illustrative purposes only
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SERVICES:

Local Authority: Brentwood
Council tax band: F
Post code: CM13 3PU

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

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Tel. 01277 260858

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