







19 The Mount, Billericay CM11 1HD  
Offers In Excess Of £630,000

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# 19 The Mount

## Billericay CM11 1HD

**\*\*SALE AGREED BY ASHTON WHITE\*\*** Located in a delightful cul-de-sac on a wide road containing similar detached houses on the 'Badgers Mount' development, is this spacious four bedroom detached house, with accommodation extending to almost 1,900 sq ft including a double garage. The property offers an exciting opportunity to improve and personalise a lovely home offering four double bedrooms.

The house is set back from the road, with an elevated entrance leading to a porch and reception hall with stairs leading up to the first floor. There is a modern ground floor cloakroom, spacious living room with a feature fireplace, dining room, study and fitted kitchen/breakfast room with a separate utility. The kitchen adjoins the dining room, offering potential to be opened up to form a large open-plan kitchen/living space (subject to any consent).

Up on the first floor is a part galleried landing, which gives access to the four double bedrooms and family bathroom. The master bedroom benefits from having a full-size en-suite bath and shower room. The three remaining double bedrooms are well-proportioned, serviced by a family bath and shower room.

Outside is a large paved driveway providing off road parking for several vehicles and leads to the detached double garage. A deep front garden and pathway leads to the side of the house and round to the west facing garden. The rear garden commences with a covered paved patio leading out to the lawn with mature shrubs and trees. The property is within walking distance of Norsey Woods, local shops and schools.





ENTRANCE LOBBY  
HALLWAY  
GROUND FLOOR  
CLOAKROOM



LOUNGE  
19'3" x 12'11" (5.89m x 3.96m)  
STUDY  
9'7" x 6'2" (2.94m x 1.9m)

DINING ROOM  
12'9" x 9'11" (3.91m x 3.04m)

KITCHEN  
12'9" x 8'9" (3.91m x 2.69m)

UTILITY  
6'7" x 5'9" (2.01m x 1.75m)

BEDROOM ONE  
12'11" x 9'11" (3.96m x 3.04m)

EN-SUITE BATHROOM  
9'6" x 6'2" (2.90m x 1.88m)

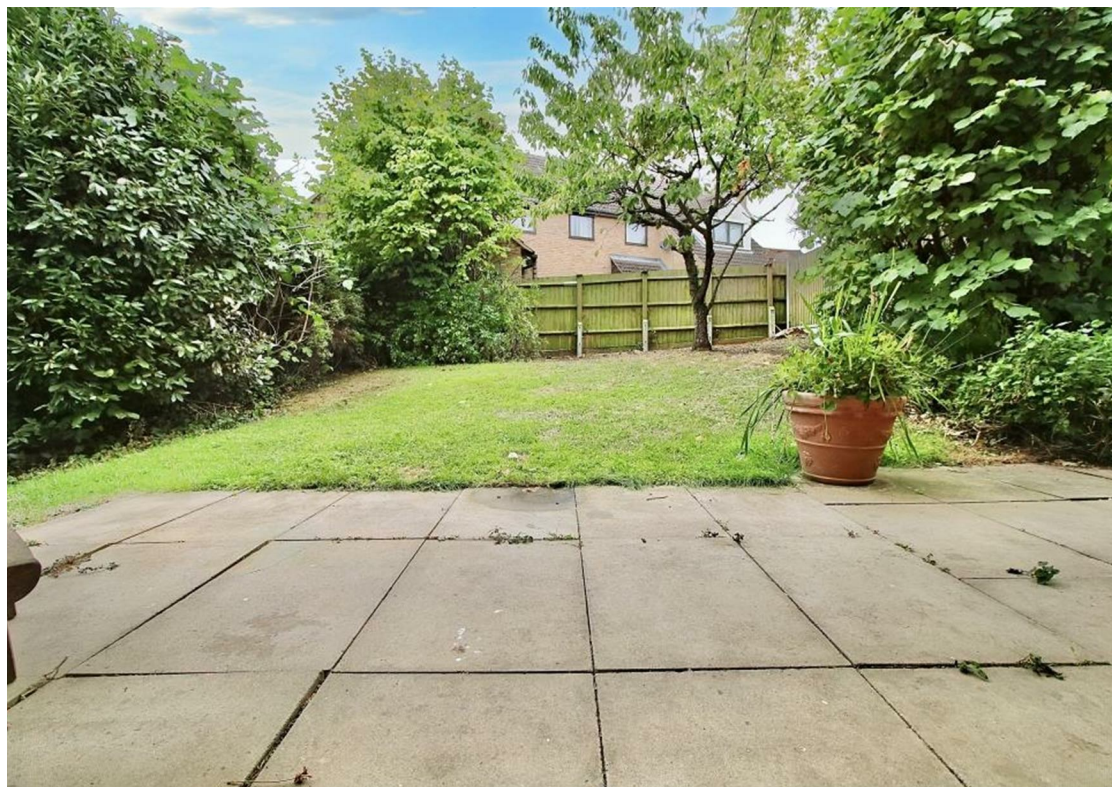
BEDROOM TWO  
12'7" x 9'11" (3.86m x 3.04m)

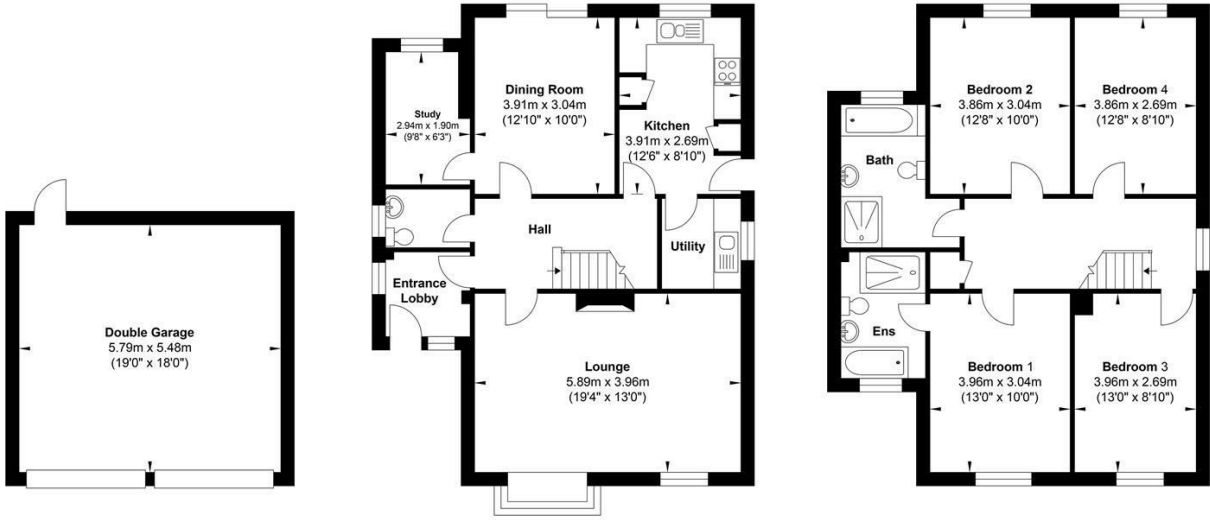
BEDROOM THREE  
12'11" x 8'9" (3.96m x 2.69m)

BEDROOM FOUR  
12'7" x 8'9" (3.86m x 2.69m)

FAMILY BATHROOM  
9'5" x 6'2" (2.87m x 1.88m)

DOUBLE GARAGE  
18'11" x 17'11" (5.79m x 5.48m)





**Garage**

**Ground Floor**

**First Floor**

**Gross Internal Floor Area : 175.85 m2 ... 1892.83 ft2**

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.

Energy Efficiency Rating		Current	Potential
<small>Very energy efficient - lower running costs</small>			
(92 plus)	A		83
(81-91)	B		
(69-80)	C	73	
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
<small>Not energy efficient - higher running costs</small>			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	



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**VIEWING:** Strictly by prior arrangement with Ashton White Estate Agents.

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