



54 Mountnessing Road, Billericay CM12 9EX

£780,000

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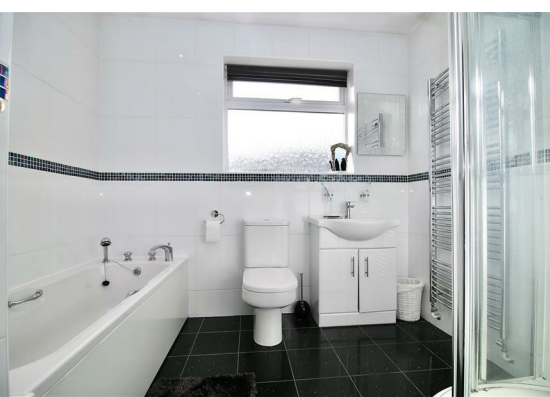
****SALE AGREED BY ASHTON WHITE**** Located in a sought after non-estate position, close to both Billericay High Street and train station is this very spacious four bedroom detached family house. The property is also with the Quilters Primary & Junior School catchment; rated outstanding by Ofsted.

This impressive home offers in excess of 2,000 sqft of accommodation which comprises; An entrance porch with large cloaks cupboard, leading to the spacious L shaped hall with further built-in storage and a ground floor cloakroom. To the front is a large study/home office and to the opposite side of the hall a modern fitted 'Regal' kitchen/breakfast room boasting quartz worktops including a peninsula breakfast bar and integrated Neff appliances. To the rear is a separate dining room with patio doors leading out to the garden. The lovely well-proportioned lounge also overlooks the rear garden with patio doors and a feature fireplace.

Up on the first floor is a large landing area and access to the loft with pull-down ladder access. To the rear is the main bedroom with built-in wardrobe cupboard and an ensuite shower room. The adjacent second bedroom offers exceptional room and is complemented by a further 2 double size bedrooms to the front of the house. The family bathroom is fitted with a modern white suite, with matching tiles and includes a bath and separate shower cubicle.

To the front is a private driveway offering parking for several cars which leads up to the attached garage. Side access takes you round to the well-screened rear garden commencing with a large full-width paved patio retained by raised timber sleepers and steps up to the lawn screened by mature shrubs and evergreen hedging.





ENTRANCE PORCH
6'6 x 5'7 (1.98m x 1.70m)

SPACIOUS L SHAPED HALL

**GROUND FLOOR
CLOAKROOM**

LIVING ROOM
18'6 x 14 max (5.64m x 4.27m max)

DINING ROOM
13'10 x 10 (4.22m x 3.05m)

STUDY
13'6 x 9 (4.11m x 2.74m)

**KITCHEN/BREAKFAST
ROOM**
17'3 x 10 (5.26m x 3.05m)

**BEDROOM ONE WITH EN-
SUITE SHOWER**
11'8 x 11'7 (3.56m x 3.53m)

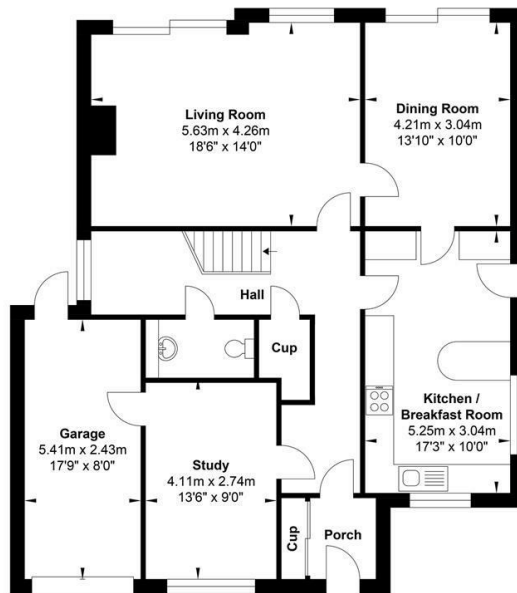
BEDROOM TWO
13'6 x 14 max (4.11m x 4.27m max)

BEDROOM THREE
10'8 x 10 (3.25m x 3.05m)

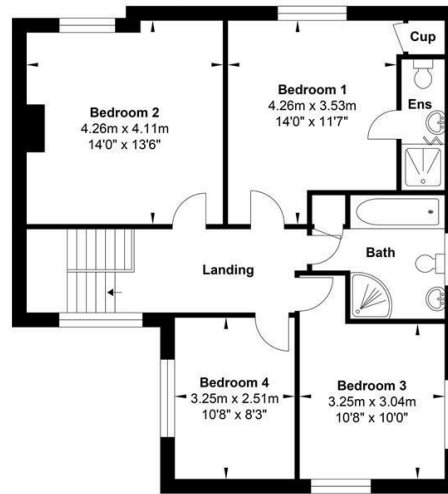
BEDROOM FOUR
10'8 x 8'3 (3.25m x 2.51m)

**FAMILY BATH/SHOWER
ROOM**
8'6 x 6'6 (2.59m x 1.98m)

ATTACHED GARAGE
17'9 x 8 (5.41m x 2.44m)



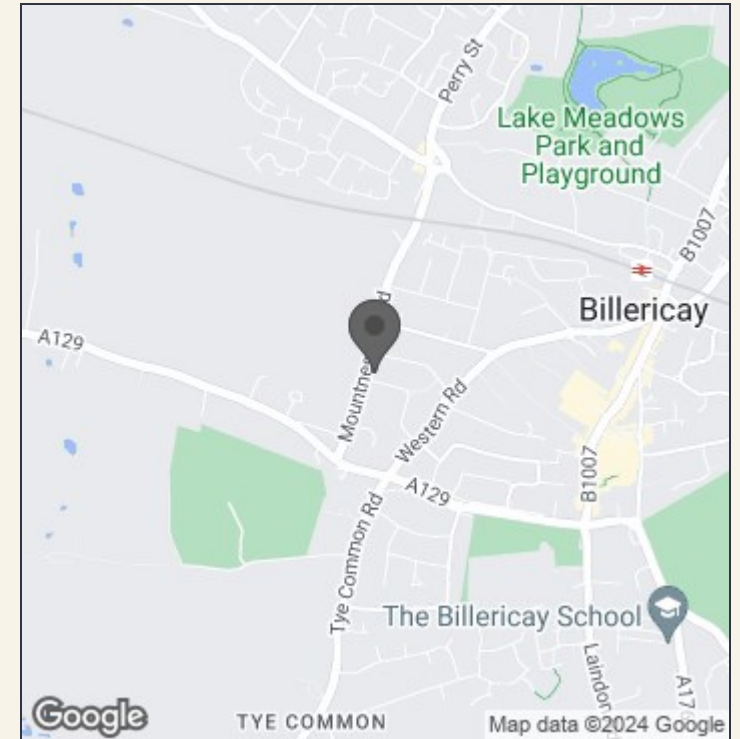
Ground Floor



First Floor

Gross Internal Floor Area : 195.3 m2 ... 2102 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
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C		71	80
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	



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

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