



7 Chestnut Avenue, Billericay CM12 9JF

£775,000

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**** SALE AGREED BY ASHTON WHITE**** An extended four (double) bedroom detached house, located in a sought after no-through road, within minutes walk of Billericay High Street and station. This impressive home offers open-plan living, featuring a large kitchen/living/family room with bi-fold doors opening onto the garden patio.

You enter the property into an impressive reception hall with a stylish tiled floor, large cloaks cupboard, a door to the garage and a ground floor cloakroom fitted with a white suite. To the rear is the exceptionally spacious open-plan kitchen/living/family room featuring a bank of 4 velux windows and bi-folding doors to bring in plenty of natural light. The living area has a fitted carpet and feature fireplace and wood burner, the oak style floored kitchen and family area offers ample space for casual dining with the kitchen area fitted in a range of modern white gloss units, matching quartz worktops and integrated appliances comprising; twin ovens, panoramic hob, cooker hood, fridge/freezer, dishwasher and a wine fridge. To the side is a separate utility room with a door out to the side pathway and a built-in boiler cupboard.

Up on the first floor is a landing area with access to the loft. To the rear is the main bedroom with and Jack & Jill en-suite shower room (linking also to bedroom four). There are three further double bedrooms, omne with a range of built-in wall to wall wardrobes and one with a built-in over stair storage cupboard. The spacious family bathroom features an elliptical free-standing bath and separate shower cubicle. To the front of the house is a resin bonded driveway providing parking for 3 cars leading to the integral garage with an electric roller door. To the rear is a low-maintenance landscaped garden, commencing a wide paved patio, astro turf garden and a raised patio and outdoor bar/BBQ area to the rear. To the side of the house is a useful storage shed.





RECEPTION HALL
13'3 x 10'7 (4.04m x 3.23m)

**GROUND FLOOR
CLOAKROOM**
5'10 x 2'6 (1.78m x 0.76m)

**KITCHEN/LIVING/FAMILY
ROOM**
29'4 max x 22'2 max (8.94m
max x 6.76m max)

UTILITY ROOM
8'8 x 7'2 (2.64m x 2.18m)

BEDROOM ONE
12'2 x 11'3 (3.71m x 3.43m)

JACK & JILL EN-SUITE
5'3 x 5 (1.60m x 1.52m)

BEDROOM TWO
10'4 x 10'2 (3.15m x 3.10m)

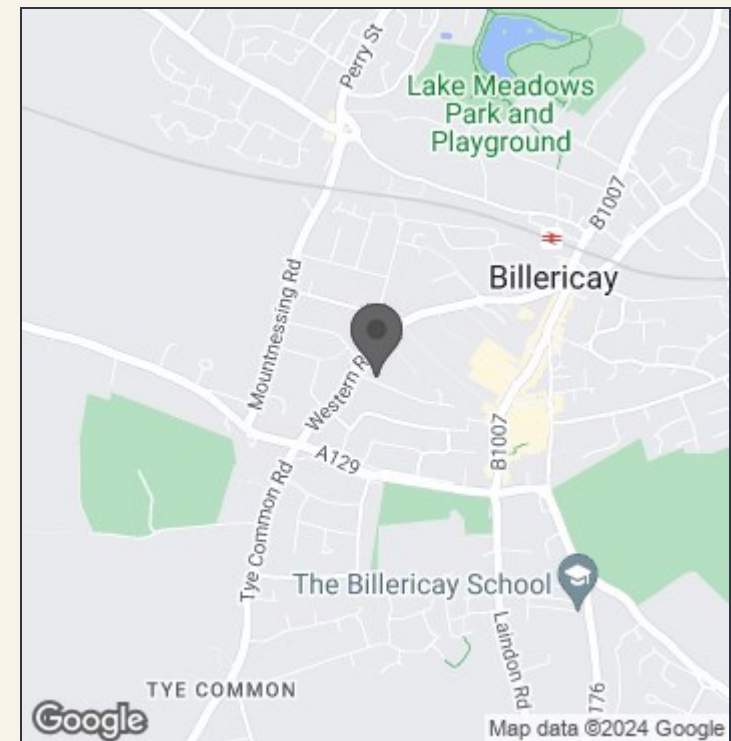
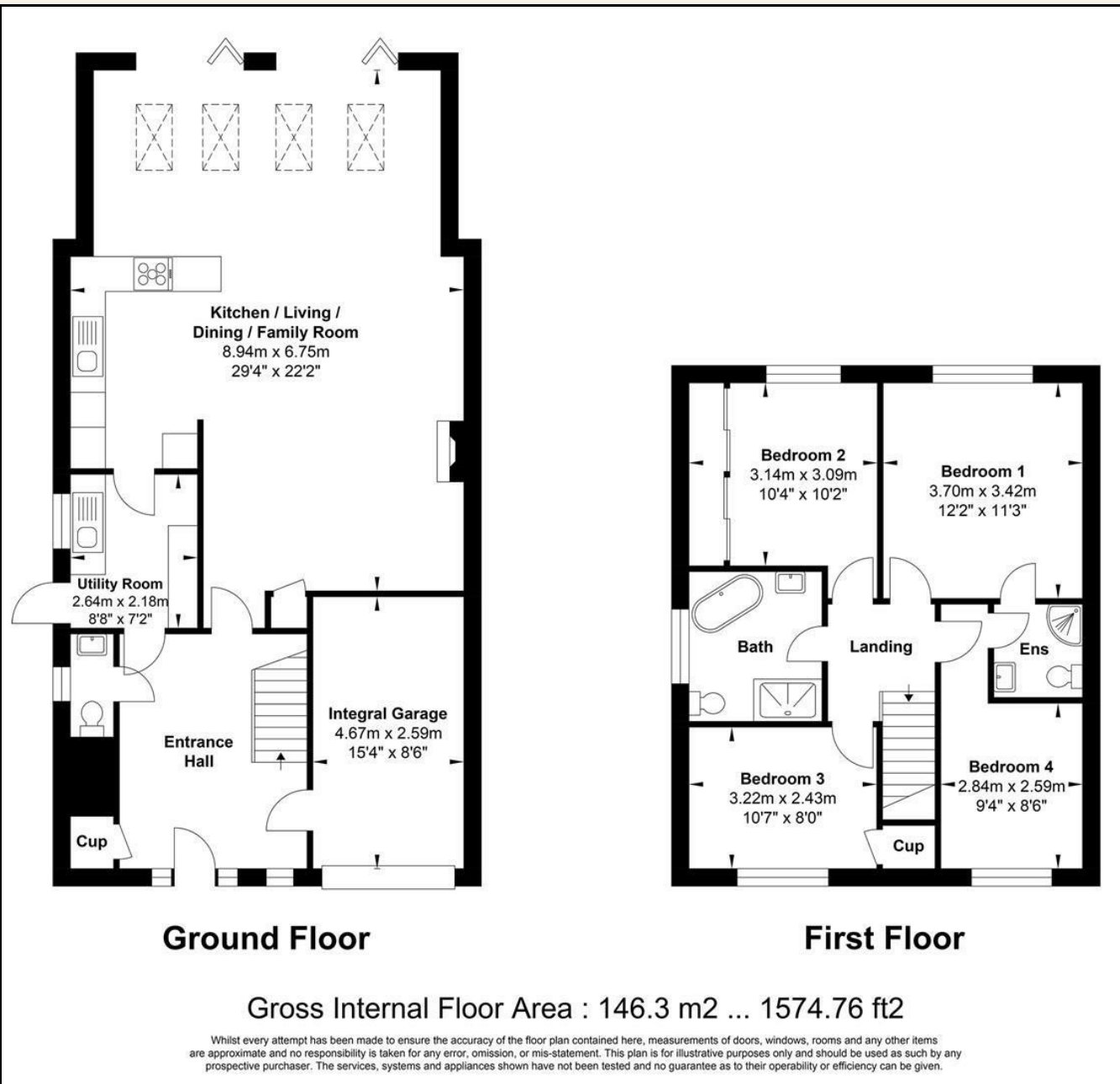
BEDROOM THREE
10'7 x 8 (3.23m x 2.44m)

BEDROOM FOUR
9'4 x 8'6 (2.84m x 2.59m)

FAMILY BATHROOM
8 x 7'6 (2.44m x 2.29m)

INTEGRAL GARAGE
15'4 x 8'6 (4.67m x 2.59m)





Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C	70	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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