



19 The Meadoway, Billericay CM11 2HL
£550,000 - £575,000



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GUIDE PRICE £550,000 - £575,000. An opportunity to acquire this most attractive 1950's extended 3/4 bedroom semi-detached house located in the popular Sunnymead area of Billericay and within a mile-and-a-half of Billericay Station with links to London Liverpool Street.

The property, formerly a four bedroom house, has been modified by the present owners to create a bright and spacious three bedroom family home which includes an impressive second floor bedroom with fitted wardrobes, en-suite shower and lovely dual aspect including a Juliette balcony to the rear.

The generous reception hallway opens to the living room with feature period fireplace and double glazed French doors opening onto a secluded timber decking area. From the hallway there is access via glazed double doors to the open-plan dining area with bay window to the front and which leads to a spacious fitted kitchen with an extensive array of fitted cabinets, drawers and working surfaces. A door from the kitchen opens to the sizeable conservatory overlooking the rear garden with stable-style door opening to a delightful secluded seating area.

From the first floor landing, there is access to the principle double bedroom with fitted wardrobes to one wall. (Agents note - this room could be reverted into two rooms by simply erecting a new timber partition wall). The second bedroom at the rear also incorporates fitted wardrobes whilst the modern family bathroom is fully tiled with white suite. Outside, there is off road parking for two cars with mature trees to side and front boundaries. The delightful rear garden offers a high degree of seclusion and extends to approx. 60 feet in length with the advantage of a southerly aspect. There are well stocked beds either side of a nicely kept lawn with a lovely variety of mature trees and shrubs including a beautiful lilac.





ENTRANCE HALL

LIVING ROOM

25 x 11'5 max (7.62m x 3.48m max)

DINING AREA

13'8x7' (4.17mx2.13m)

FITTED KITCHEN

16'5x10'8 (5.00mx3.25m)

CONSERVATORY

12'4x9' (3.76mx2.74m)

BEDROOM ONE

15'2 (inc wardrobes) x 11'10 max (4.62m (inc wardrobes) x 3.61m max)

BEDROOM TWO

10'10 x 9' (3.30m x 2.74m)

FAMILY BATHROOM

7'10 x 5'6 (2.39m x 1.68m)

BEDROOM THREE

(SECOND FLOOR)

15'3 into eaves x 15' max (some restricted height) (4.65m into eaves x 4.57m max (some restricted height))

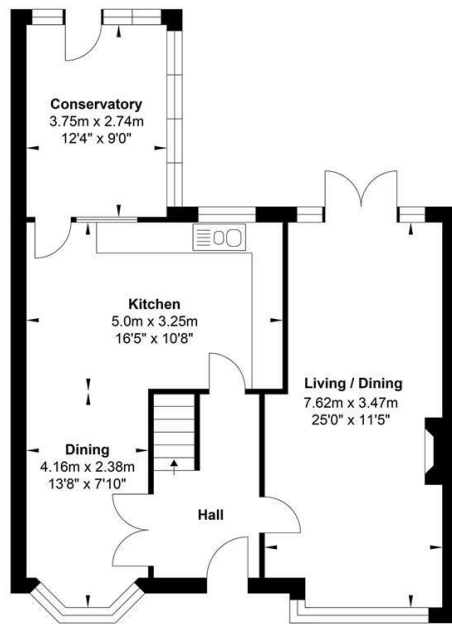
EN-SUITE SHOWER

(SECOND FLOOR)

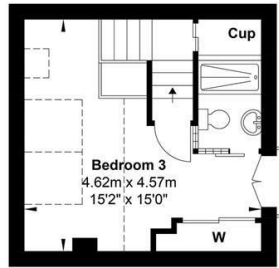
SOUTHERLY ASPECT

GARDEN 60'

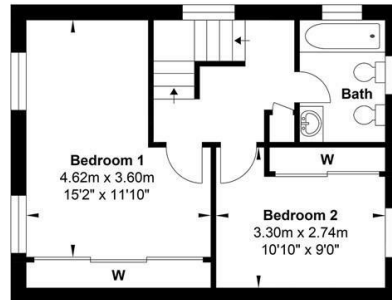




Ground Floor



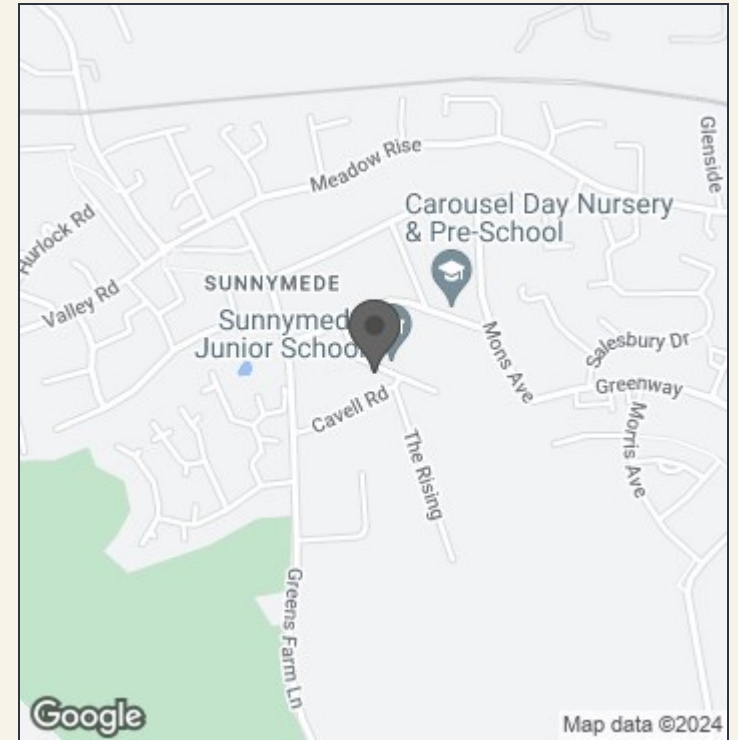
Second Floor



First Floor

Gross Internal Floor Area : 126.59 m2 ... 1362.60 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			79
(69-80) C			
(55-68) D		48	
(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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