



16 Beverley Rise, Billericay CM11 2HU
£550,000 - £575,000



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Billericay CM11 2HU

Guide Price Range £550,000 - £575,000.

Occupying an enviable position backing directly onto mature woodland providing a picturesque backdrop, an extended three bedroom family home offering spacious accommodation including an impressive open-plan kitchen/family room overlooking the rear garden. The property is nicely positioned within the road in an elevated position approximately 1.3 miles of Billericay High Street and Station with links to London Liverpool Street. The highly regarded Sunnymeade Junior School is also situated within convenient walking distance of the property.

The well presented accommodation of just over 1000 sq.ft features entrance hallway with access to the spacious living room with feature fireplace, recessed hearth housing log burner with oak effect mantle above. Attractive herringbone patterned flooring extending into the impressive open-plan kitchen/family room with vaulted ceiling incorporating recessed lighting and roof window drawing lots of natural daylight. Lovely views to the rear with a glorious woodland backdrop providing a relaxing place to enjoy all the local wildlife! From the entrance hall, there is access to the two ground floor bedrooms and family bathroom with white suite and attractive tiled surrounds. To the first floor, the impressive principle bedroom with en-suite shower affords far reaching views to the front and north side of Billericay and Norseay Woods.

Outside, there is off road parking in front of the property for 2 cars and shared driveway to the side leading to large timber outbuilding. The rear garden enjoys a southerly aspect and extends to approximately 60' wide by 30' deep principally laid to lawn with raised timber deck to far corner, established well stocked flower beds and further timber deck/patio adjacent to the property.





ENTRANCE HALL

LIVING ROOM

15'5 x 10'6 (4.70m x 3.20m)

DINING AREA

19'8 x 8'6 (5.99m x 2.59m)

KITCHEN AREA

8'10 x 7'8 (2.69m x 2.34m)

BEDROOM TWO

10'6 x 8'6 (3.20m x 2.59m)

BEDROOM THREE

8'10 x 8'5 (2.69m x 2.57m)

FAMILY BATHROOM

FIRST FLOOR

BEDROOM ONE

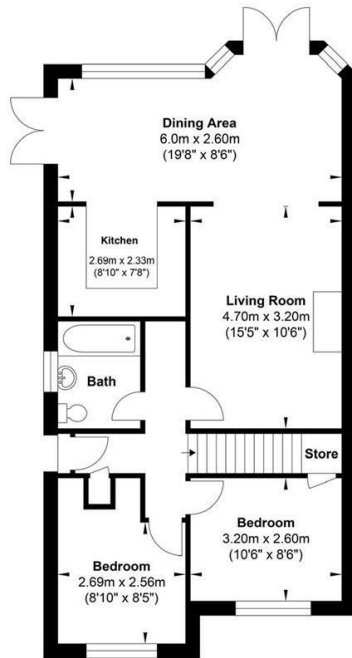
13'10 x 11'7 (4.22m x 3.53m)

EN-SUITE BEDROOM

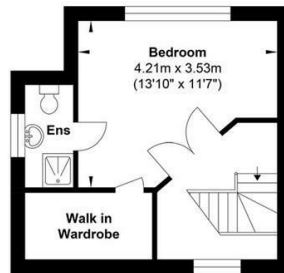
SOUTHERLY ASPECT

GARDEN

60' wide x 30' deep (18.29m wide x 9.14m deep)



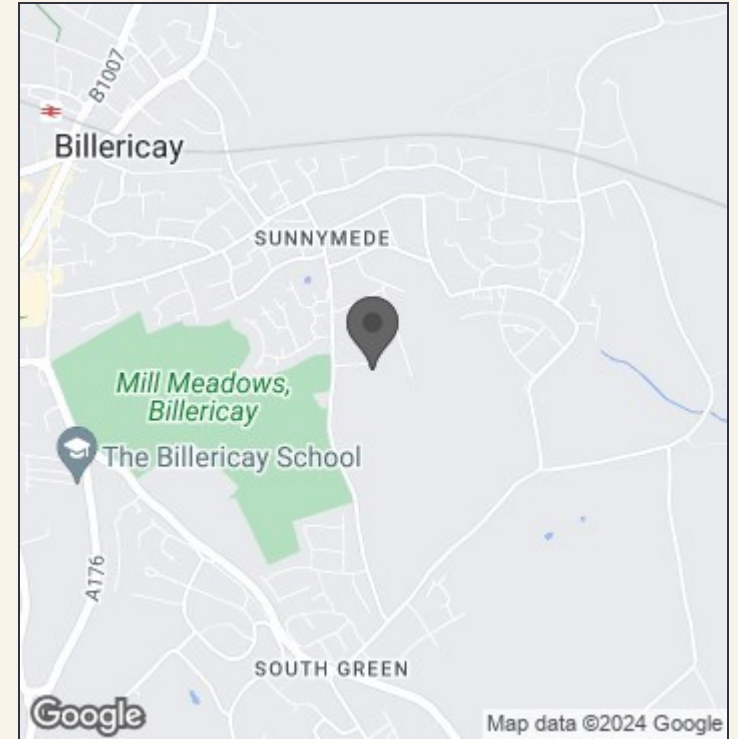
Ground Floor



First Floor

Gross Internal Floor Area : 103.1 m2 ... 1110.1 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			74
(55-68) D		47	
(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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