



31 Jacksons Lane, Billericay CM11 1AH  
Offers In Excess Of £535,000

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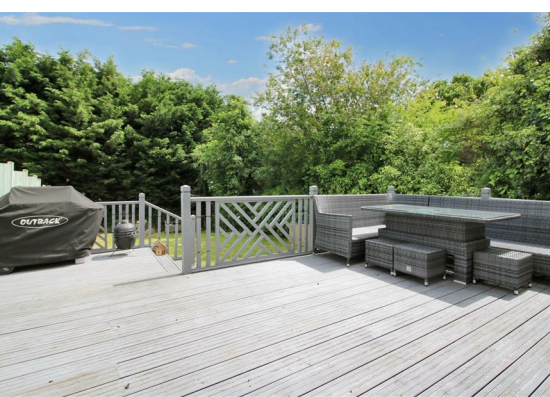
Situated within 0.5 miles of the railway station and High Street, an extended three bedroom semi-detached house featuring well appointed spacious family accommodation and a secluded rear garden within 70 feet in length.

An impressive reception hallway opens to the ground floor cloakroom, 27' living room with feature stone fireplace, polished dark wood flooring and bi-folding doors opening to an extensive timber patio terrace. The spacious kitchen/dining room incorporates a number of good quality appliances, fitted cabinets, drawers with cream panelled doors and complementing wood block work surfaces. Open to utility area with access to garden.

To the first floor, a bright and sizeable landing provides access to the large roof space capable of enlargement into additional accommodation, subject to the usual consents. There are two double bedrooms and third single/nursery bedroom and refitted family bathroom with modern white sanitaryware and quality porcelain tiling.

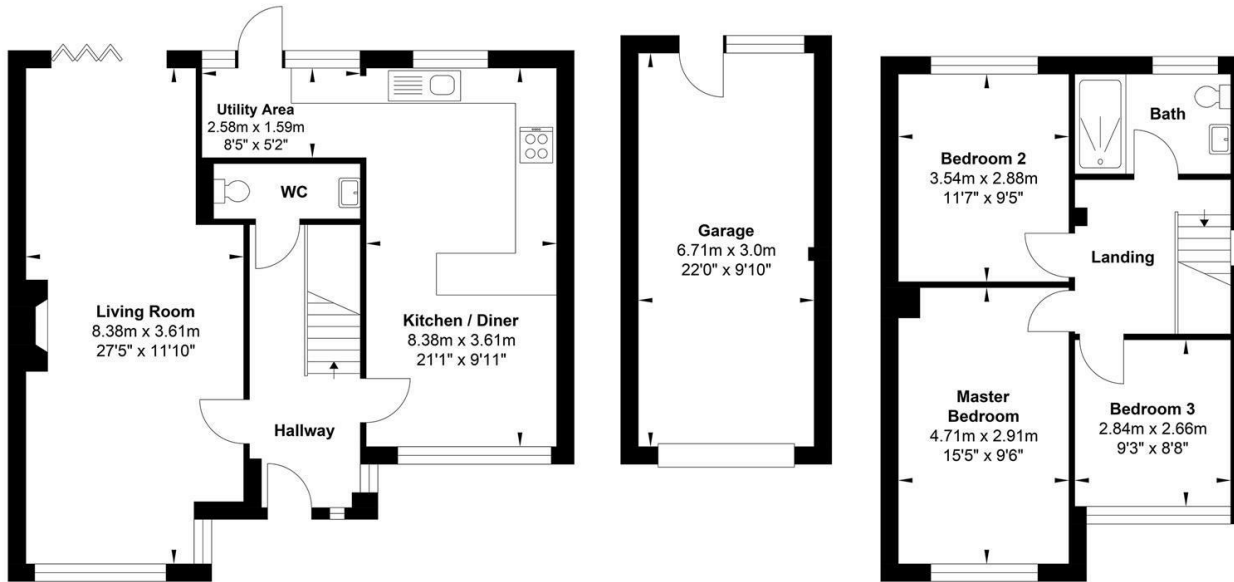
Externally, to the front of the property, a driveway affords parking for two cars in addition to the large integral garage. The rear garden faces east and extends to within 70' in length screened by mature trees along the rear boundary. The main area is laid to lawn with raised timber sleeper retained flower beds.





- ENTRANCE HALL**  
15'5 x 6 max (4.70m x 1.83m max)
- GROUND FLOOR CLOAKROOM**  
7'8 x 2'8 (2.34m x 0.81m)
- LIVING ROOM**  
27'5 x 11'10 (8.36m x 3.61m )
- KITCHEN/DINING ROOM**  
21'1 x 9'11 (6.43m x 3.02m )
- UTILITY AREA**  
8'5 x 5'2 (2.57m x 1.57m)
- FIRST FLOOR LANDING**  
8'7 x 8'7 (2.62m x 2.62m )
- BEDROOM ONE**  
15'5 x 9'6 (4.70m x 2.90m)
- BEDROOM TWO**  
11'7 x 9'5 (3.53m x 2.87m)
- BEDROOM THREE**  
9'3 x 8'8 (2.82m x 2.64m )
- FAMILY BATHROOM**  
8'6 x 5'6 (2.59m x 1.68m)
- GARAGE**  
22 x 9'10 (6.71m x 3.00m)

## 31 Jacksons Lane

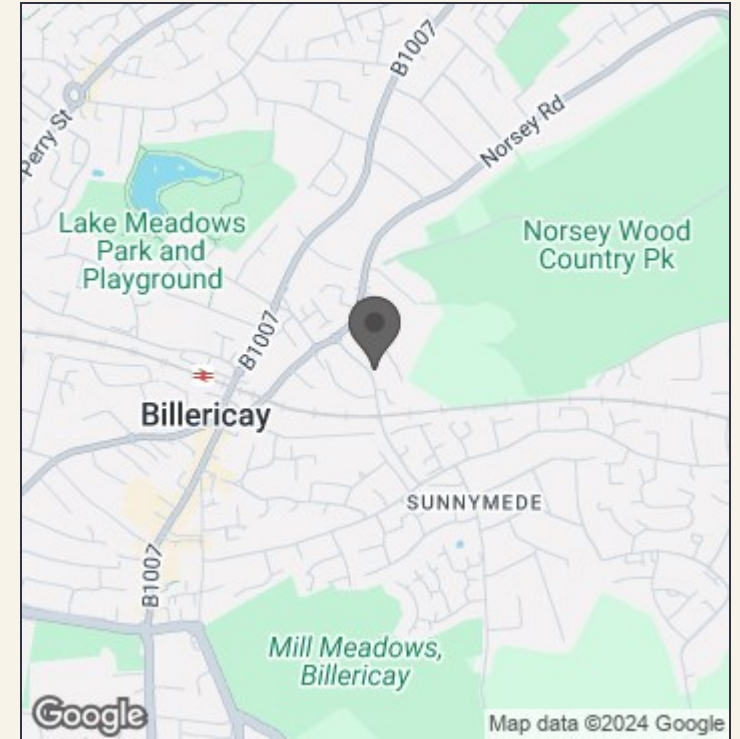


**Ground Floor**

**First Floor**

Gross Internal Floor Area : 131.7 m2 ... 1417.60 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) <b>A</b>			83
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>		65	
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not energy efficient - higher running costs			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	



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