






120 Western Road, Billericay CM12 9JH

£825,000

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Situated within one of Billericay's premier locations within convenient walking distance of the High Street and mainline station, an opportunity to acquire this extended four bedroom family residence, highly appointed and presented to the highest standards throughout.

The property features a wide entrance porch opening to a spacious reception hallway with ground floor cloakroom and also opening to a most impressive 30' split level, open-plan living/dining room with study-room off having internal access to the double length integral garage. The modern fitted kitchen is located at the front of the house, and is extensively fitted with an excellent array of modern cabinets, drawers and integrated appliances all enhanced by complimenting working surfaces.

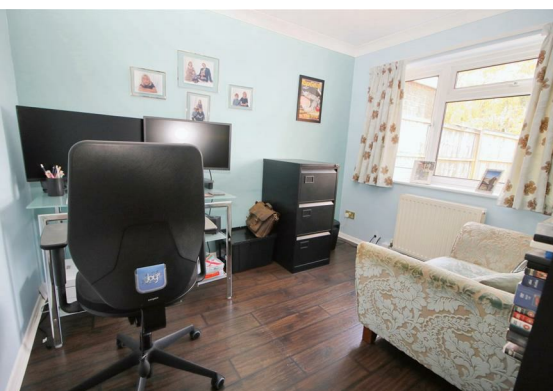
From the first floor landing, doors lead to re-fitted family bathroom and the four double bedrooms, the master featuring a quite delightful enclosed balcony, ideal for that glass of wine when winding down after work! There are fitted wardrobes to one wall and a modern en-suite bathroom.

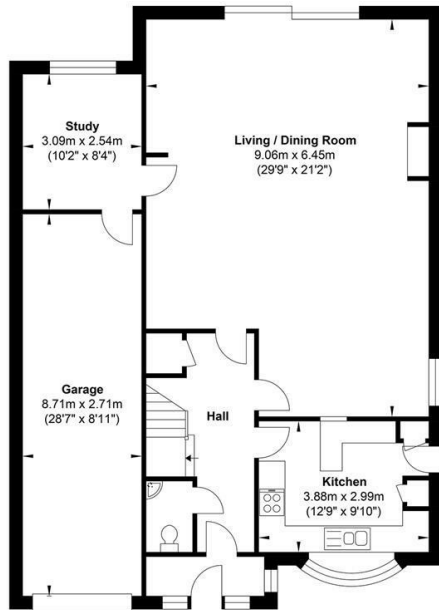
Externally, the property is set well back from the road to enable parking for 3-4 cars, in addition to the integral garage with electronically operated roller door. The rear garden enjoys a westerly aspect and extends to approximately 60' in depth. Commencing with a paved patio terrace with steps down to a neat, well kept lawn, flanked by mature evergreen hedgerow and other established trees and shrubs.



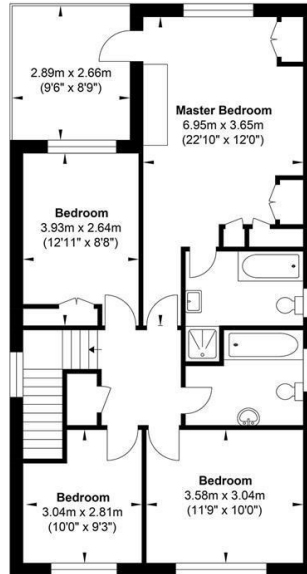


- ENTRANCE HALL**
16'3 x 8'0 (4.95m x 2.44m)
- FITTED KITCHEN**
12';9 x 9'10 (3.66m;2.74m x 3.00m)
- OPEN PLAN LIVING/DINING ROOM**
29'9 x 21'2 (9.07m x 6.45m)
- STUDY**
10'2 x 8'4 (3.10m x 2.54m)
- MASTER BEDROOM**
22'10 x 12'0 (6.96m x 3.66m)
- BALCONY**
9'6 x 8'9 (2.90m x 2.67m)
- EN-SUITE BATHROOM**
8'10 x 5'4 (2.69m x 1.63m)
- BEDROOM TWO**
12'11 x 8'8 (3.94m x 2.64m)
- BEDROOM THREE**
11'9 x 10'0 (3.58m x 3.05m)
- BEDROOM FOUR**
10'0 x 9'3 (3.05m x 2.82m)
- FAMILY BATHROOM**
11'9 x 10'0 (3.58m x 3.05m)
- DOUBLE LENGTH GARAGE**
28'7 x 8'11 (8.71m x 2.72m)
- ATTRACTIVE REAR GARDEN**
60 feet (18.29m feet)





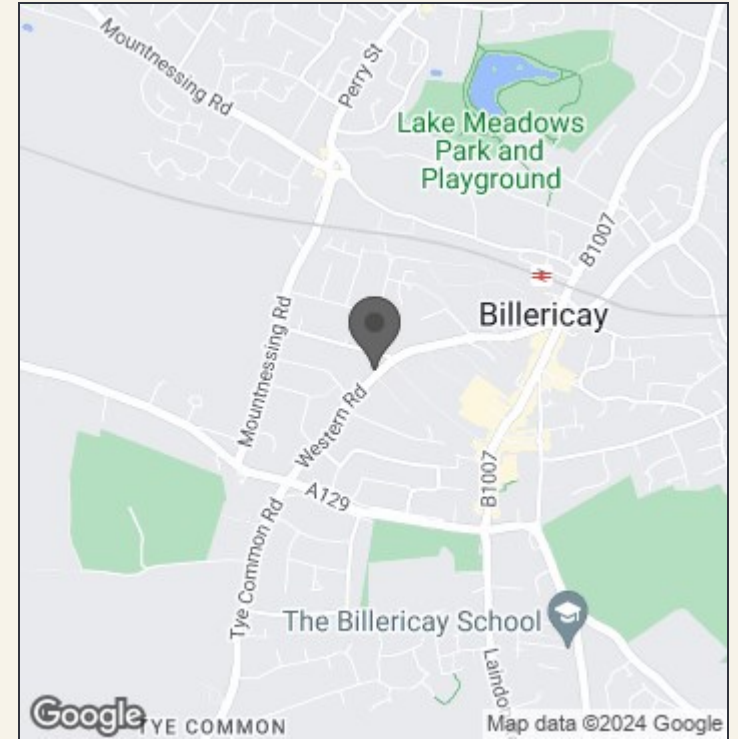
Ground Floor



First Floor

Gross Internal Floor Area : 181.8 m2 ... 1957 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		66	
(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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