



5 Headley Road, Billericay CM11 1BJ
Guide Price £1,000,000 - £1,100,000



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Situated within one of Billerica's most sought after roads, is this well-presented four bedroom detached house. The property boasts a lovely mature 100' rear garden, ample driveway parking and a double integral garage. Popular schools are nearby including; Mayflower, Buttsbury and St. Johns Schools. The High Street and station are within a 15 minute walk.

You enter the home via a side entrance leading to the welcoming hall, with stairs rising to the first floor and a ground floor cloakroom. To the front is the well-proportioned lounge with a feature fireplace and wide window bringing in plenty of light. To the rear is the snug which overlooks the garden and has bi-folding doors opening onto the garden terrace. Beside the snug is the kitchen/breakfast room; offering potential to open up into the adjoining snug to create a large kitchen/family room. The kitchen is comprehensively fitted in a range of light grey units with contrasting dark granite effect worktops and integrated appliances. There is a separate utility room with space for a washing machine and tumble dryer. Up on the first floor is a part-galleried landing with access to the loft via a ladder, where the gas boiler can be found. The main bedroom is impressively spacious and comes with an extensive range of fitted wardrobes and an ensuite shower room. there are a further three double bedrooms, one benefitting from having a range of fitted wardrobes. The stylishly fitted family bathroom is fitted with a white suite including a bath and separate shower cubicle with tiled walls and floor.

To the front is a large block paved driveway providing ample parking and leads to the double integral garage. Gated pedestrian side access leads round to the outstanding mature rear garden. Measuring over 100', the garden commences with a wide paved terrace and steps down to the extensive lawned garden, with mature shrubs, hedging and trees providing a good degree of privacy.





SPACIOUS ENTRANCE HALL

GROUND FLOOR
CLOAKROOM

LOUNGE
16'9 x 12'10 (5.11m x 3.91m)

SNUG
12 x 11'9 (3.66m x 3.58m)

DINING ROOM
14'5 x 8' max (4.39m x 2.44m max)

KITCHEN/BREAKFAST
ROOM
12'3 x 12' (3.73m x 3.66m)

UTILITY ROOM
6' x 4' (1.83m x 1.22m)

BEDROOM ONE
16'10 X 12'9

EN-SUITE SHOWER ROOM
6' x 4'6 (1.83m x 1.37m)

BEDROOM TWO
12' x 11'9 (3.66m x 3.58m)

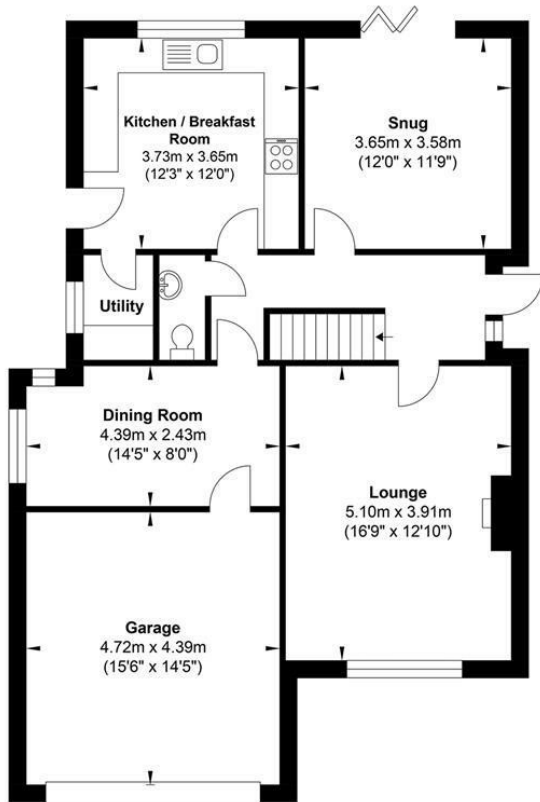
BEDROOM THREE
12'6 x 12 (3.81m x 3.66m)

BEDROOM FOUR
11 x 10'9 (3.35m x 3.28m)

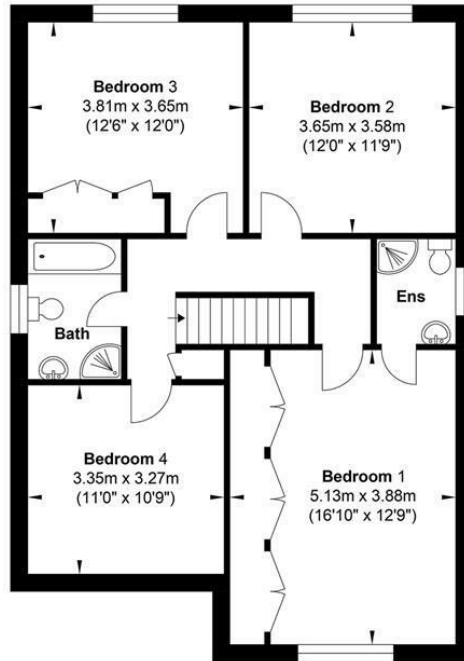
FAMILY BATHROOM
8 x 5'4 (2.44m x 1.63m)

INTEGRAL GARAGE
15'6 x 14'5 (4.72m x 4.39m)





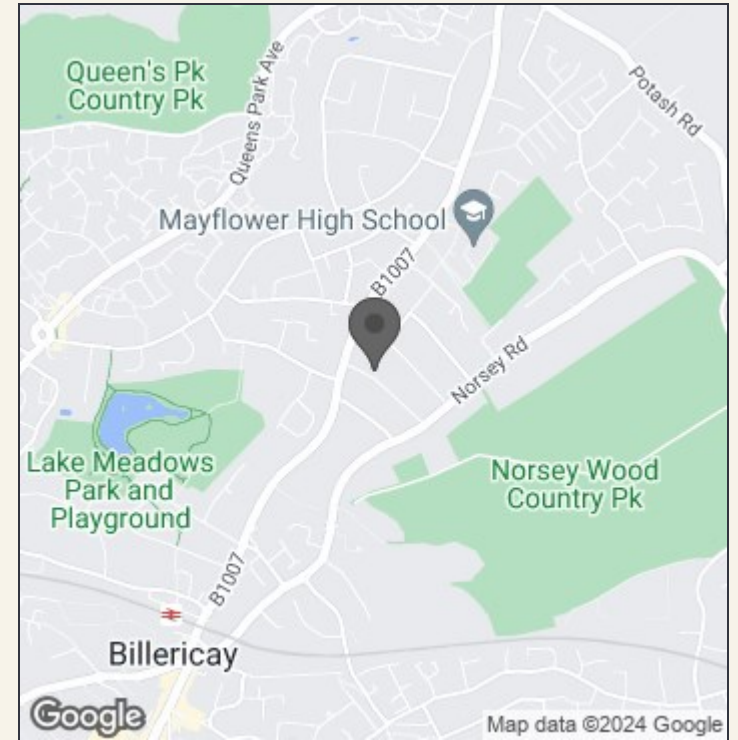
Ground Floor



First Floor

Gross Internal Floor Area : 168.58 m2 ... 1814.58 ft2

This floor plan is for illustrative purposes and layout guidance only. It is not drawn to scale. Dimensions should not be used for carpet or flooring sizes and are not intended to form part of any contract.



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C		69	77
(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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