



187 Church Street, Billericay CM11 2TP  
£1,195,000





# 187 Church Street Billericay CM11 2TP £1,195,000

An impressive Georgian style four bedroom detached house, located in a small mews of just four detached properties, situated in the Great Burstead area of Billericay.

You enter the property into an exceptionally impressive and spacious entrance hall, with tall ceilings that feature through this impressive home. To the front is a snug/family room and to the opposite side of the hall is the well-proportioned dining room. To the rear is the spacious lounge with a feature 'Louis' style fireplace and flanking display arches and storage cupboards. There are double doors opening onto the garden patio with delightful views. The comprehensively fitted and extended kitchen/breakfast room offers ample space for casual dining, with a full range of integrated appliances including twin ovens, gas hob, cooker hood, fridge/freezer and a dishwasher. There are ample granite worktops including a central island. There is a separate utility room and with a door leading into the ground floor cloakroom.

Up on the first floor is the impressive galleried landing giving access to the four double bedrooms and family bathroom. The exceptionally spacious master bedroom comes with a range of wall to wall fitted wardrobes and an en-suite shower room. There are three further well-proportioned double bedrooms and a family bathroom with a shower over the bath. To the front is a double garage with twin electric doors, and a driveway providing off street parking with a lawned garden and shrub bed. To the rear is the magnificent 80 foot garden which commences with a full-width sandstone patio, leading out to the extensive lawn with well-stocked flower and shrub beds, ornamental trees and hedges. The garden also enjoys a lovely aspect backing onto extensive gardens with country views.







## IMPRESSIVE ENTRANCE HALL

13'10 x 12 (4.22m x 3.66m)

## LOUNGE

20 x 15 (6.10m x 4.57m)

## SNUG/FAMILY ROOM

13'10 x 11'3 (4.22m x 3.43m)

## DINING ROOM

13'10 x 11'2 (4.22m x 3.40m)

## KITCHEN/BREAKFAST ROOM

21'3 x 14 (6.48m x 4.27m)

## UTILITY ROOM

9'3 x 5'5 (2.82m x 1.65m)

## GROUND FLOOR CLOAKROOM

5'5 x 3'9 (1.65m x 1.14m)

## GALLERIED LANDING

## MASTER BEDROOM WITH FITTED WARDROBES

20x 15 (6.10mx 4.57m)

## EN-SUITE SHOWER ROOM

6'5 x 5'3 (1.96m x 1.60m)

## BEDROOM TWO

13'10 x 11'3 (4.22m x 3.43m)

## BEDROOM THREE

13'10 x 11'3 (4.22m x 3.43m)

## BEDROOM FOUR

14'10 x 8'8 (4.52m x 2.64m)

## FAMILY BATHROOM

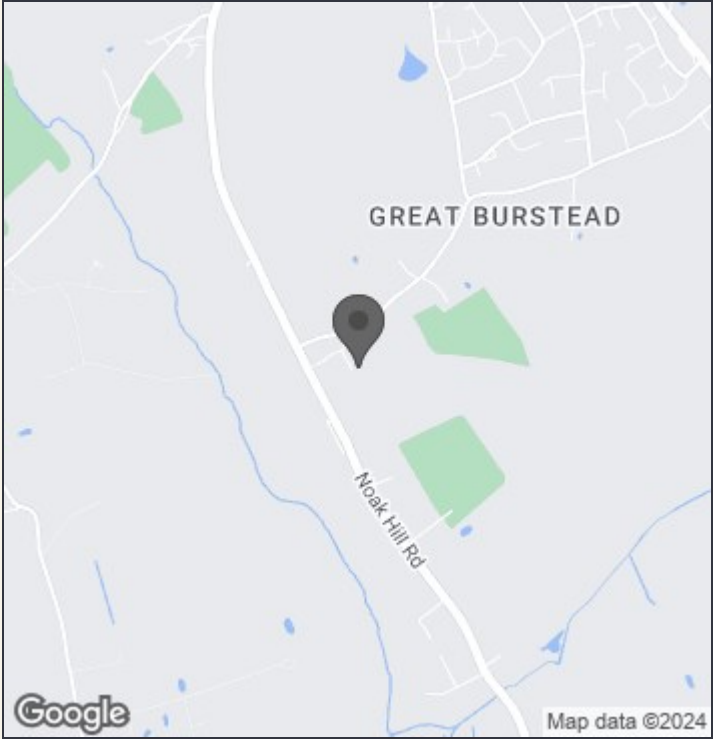
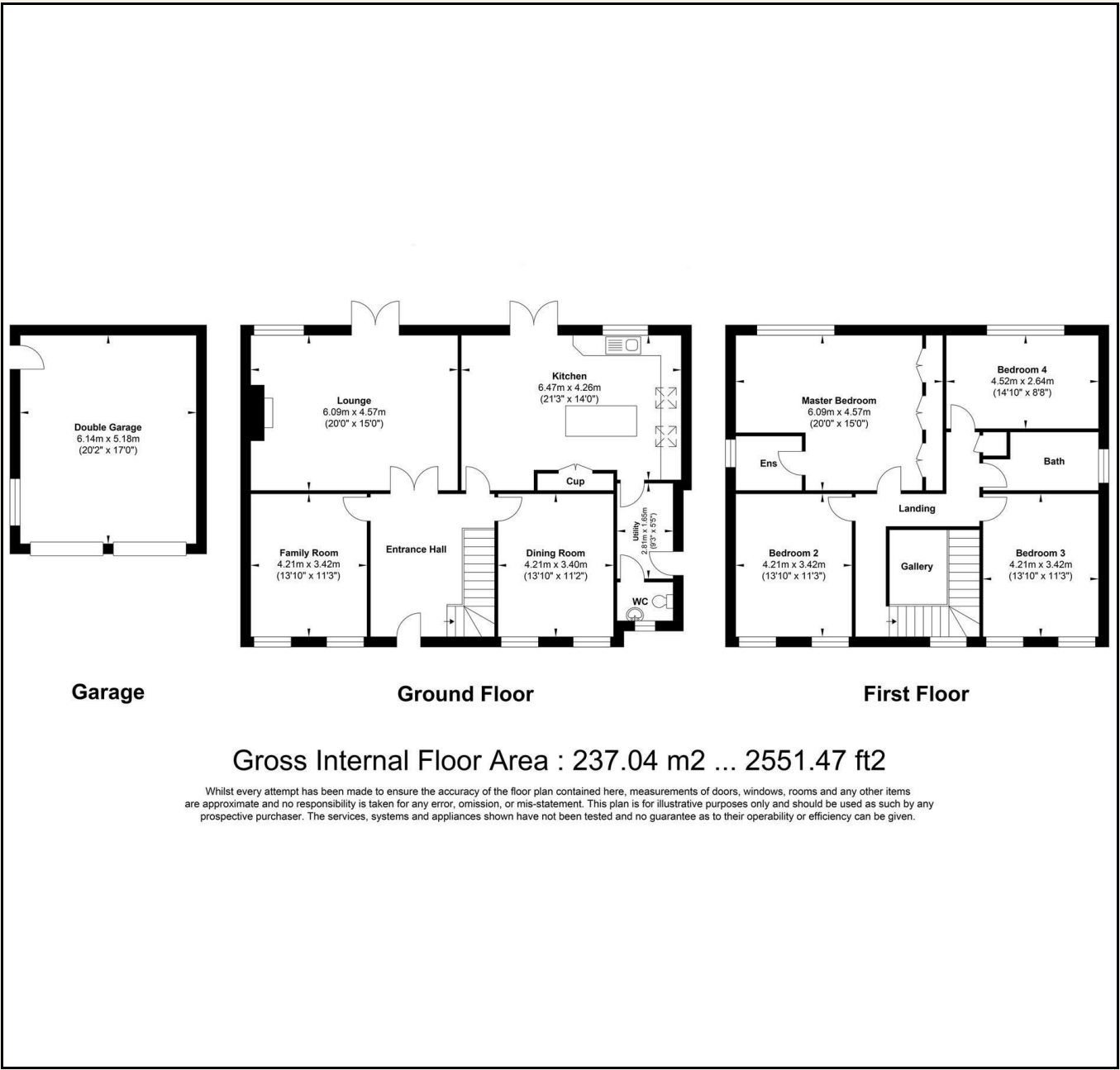
11'2 x 5'8 (3.40m x 1.73m)

## DOUBLE GARAGE

20'2 x 17 (6.15m x 5.18m)







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



**VIEWING:** Strictly by prior arrangement with Ashton White Estate Agents.

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