



28 West Park Avenue, Billericay CM12 9EF  
Offers In Excess Of £1,250,000



# 28 West Park Avenue Billericay CM12 9EF

An exceptionally spacious, modern five bedroom detached family house offering almost 2,700 sqft set over 2 floors. The house was built around 13 years ago and is located in a sought after private road close to Billericay High Street and train station.

You enter the property into a very spacious entrance hall with a door into the garage, stairs leading up to the first floor, a cloaks cupboard and ground floor cloakroom. To the front is the dining room with a square bay window, with a study behind and double doors from the hallway leads into the well-proportioned lounge at the rear, with a feature fireplace and bifold doors onto the garden terrace. The kitchen/breakfast room is also located to the rear, with a further set of bifold doors onto the garden terrace. Offering ample space for casual dining, the kitchen is comprehensively fitted, including granite work tops and a range of integrated appliances including twin ovens, gas hob, cooker hood, fridge, freezer, dishwasher and a wine fridge. There is a separate utility room with a door leading out to the side way.

Up on the first floor is a part galleried landing with access to the boarded large loft space. The impressive master bedroom offers exceptional space with a range of fitted wardrobes and an en-suite shower room. The second bedroom is also very spacious with an en-suite shower room. There are three further double bedrooms together with a family bath/shower room.

To the front is a large block pavior driveway providing ample off road parking and leading to the double integral garage. To the rear is a good-size un-overlooked garden commencing with a paved full-width terrace leading out to extensive lawns with mature shrubs, hedging and trees.





**SPACIOUS ENTRANCE HALL**

**LOUNGE**

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

**DINING ROOM**

13'6 x 13 (4.11m x 3.96m)

**STUDY**

9'9 x 9'8 (2.97m x 2.95m)

**KITCHEN/BREAKFAST ROOM**

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

**UTILITY ROOM**

10 x 5'9 (3.05m x 1.75m)

**GROUND FLOOR**

**CLOAKROOM**

6'10 x 3'3 (2.08m x 0.99m)

**PART GALLERIED LANDING**

**MASTER BEDROOM**

16'6 x 16 (5.03m x 4.88m)

**EN-SUITE SHOWER ROOM**

8'6 x 7'7 (2.59m x 2.31m)

**BEDROOM TWO**

16'9 x 11'7 (5.11m x 3.53m)

**EN-SUITE SHOWER ROOM**

8'8 x 3'7 (2.64m x 1.09m)

**BEDROOM THREE**

15 x 10'5 (4.57m x 3.18m)

**BEDROOM FOUR**

17'7 x 9'8 (5.36m x 2.95m)

**BEDROOM FIVE**

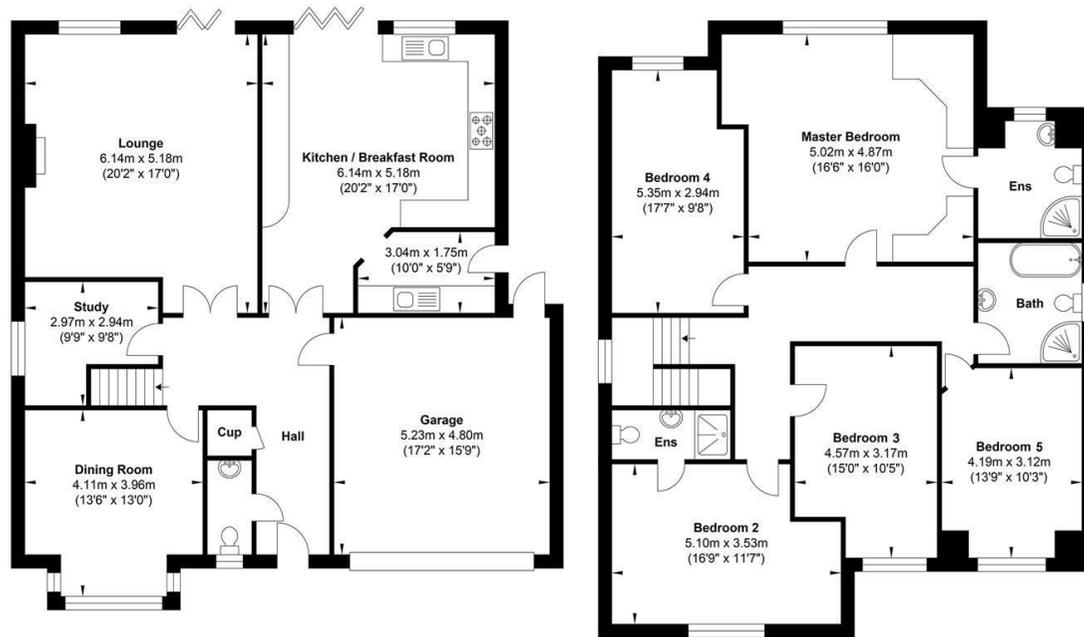
13'9 x 10'3 (4.19m x 3.12m)

**FAMILY BATHROOM**

8'9 x 7'7 (2.67m x 2.31m)

**DOUBLE INTEGRAL GARAGE**

17'2 x 15'9 (5.23m x 4.80m)

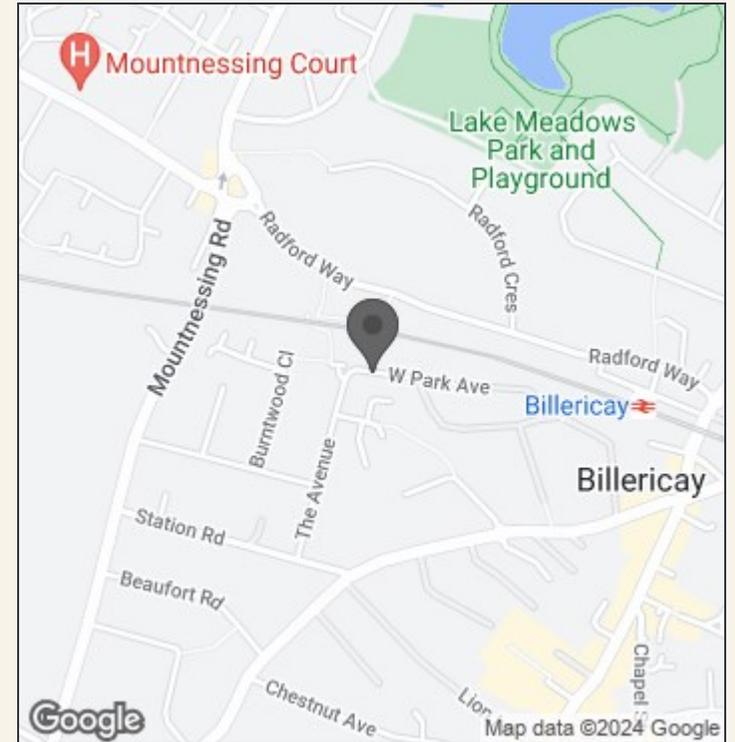


**Ground Floor**

**First Floor**

**Gross Internal Floor Area : 250.37 m2 ... 2694.96 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>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(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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**VIEWING:** Strictly by prior arrangement with Ashton White Estate Agents.

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