



8 Chestwood Close, Billericay CM12 0PB
Offers In Excess Of £775,000



8 Chestwood Close

Billericay CM12 0PB

Situated in a sought after cul-de-sac, close to Buttsbury School, Lake Meadows Park and within a mile of the train station, is this four bedroom detached house, set on a wide corner plot with a double garage. The property would make an exciting project to further enhance and extend (STPP), whilst having been recently improved with new windows, external doors and radiators.

You enter the property into a welcoming hall with stairs leading to the first floor, built-in storage cupboard and a ground floor cloakroom fitted with a white suite. The bright living room has a feature fireplace, bay window and bi-folding doors leading out to the garden patio. To the opposite side of the hall is the separate dining room with a bay window to the front. To the rear is the kitchen/breakfast room fitted in a range of cream Shaker style units, wood style worktops and integrated appliances, including a new Hotpoint oven. There is a rear lobby which incorporates a utility area and a door out to the garden. Up on the first floor is a landing area which gives access to the four bedrooms and family bathroom. The main bedroom has the benefit of having built-in wardrobes and the second bedroom also comes with a range of stylish fitted wardrobes. The third bedroom is located to the rear and has a built-in wardrobe, with bedroom four also to the rear with a storage cupboard housing the modern gas fired boiler. There is a family bathroom fitted with a white suite, which includes a bath and separate shower cubicle.

To the front of the house is an open-plan garden laid to lawn, which continues to the side of the house with a gate to the rear garden. The exceptionally wide mature rear garden has a lovely paved patio area with a retaining wall and steps up to the lawned garden with mature shrubs and trees. To the far end is a door into the detached double garage with an electric roller door.





ENTRANCE HALL

GROUND FLOOR

CLOAKROOM

5'4 x 4'2 (1.63m x 1.27m)

LIVING ROOM

16'10 x 13'6 (5.13m x 4.11m)

DINING ROOM

10 x 8'11 (3.05m x 2.72m)

KITCHEN/BREAKFAST ROOM

15'2 x 12'8 max (4.62m x 3.86m max)

LOBBY/UTILITY AREA

6'8 x 2'10 (2.03m x 0.86m)

FIRST FLOOR LANDING

BEDROOM ONE

13'7 x 9'7 (4.14m x 2.92m)

BEDROOM TWO

13 x 8'4 (3.96m x 2.54m)

BEDROOM THREE

11'10 x 7 (3.61m x 2.13m)

BEDROOM FOUR

9'10 max x 8 (3.00m max x 2.44m)

FAMILY BATHROOM

9 x 4'9 (2.74m x 1.45m)

DETACHED DOUBLE GARAGE

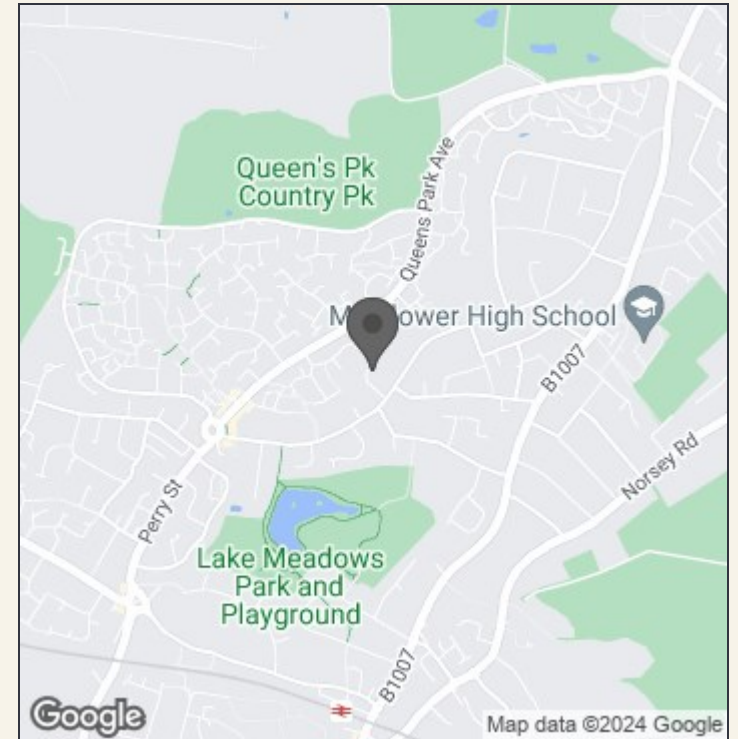
16'8 x 16'2 (5.08m x 4.93m)





Gross Internal Floor Area : 139.29 m2 ... 1499.30 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			
(69-80) C			
(55-68) D		66	
(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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