



57 Hillside Road, Billericay CM11 2BX

Offers In Excess Of £450,000



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**\*\*UNDER OFFER!!\*\*** Situated less than half a mile of Billericay High Street and mainline station with links to London Liverpool Street, an exceptionally rare opportunity to acquire this vacant 1950's built, three bedroom semi-detached house which offers fantastic scope for further enlargement, subject to all the usual consents.

Available to the market for the first time in some 60 years, the property offers potential buyers to add their own mark on the house and to extend across the rear, and into the roof space if required. Currently, the well presented accommodation comprises, spacious entrance hallway, kitchen, living room with bay window and glazed folding doors to separate dining room with double glazed patio doors to the garden. To the first floor, there are two double and one single bedrooms, bathroom and separate w.c.

Externally, the house is set back from the road to enable off road parking and a shared driveway leads to a detached brick built single garage (15'0 X 7'0). The impressive rear garden extends to approx. 90 feet in length, and commences with a raised patio area with steps down to extensive lawn leading down the garden, flanked by established trees and shrubs, large weeping willow tree, timber shed.





ENTRANCE HALL  
13'0 x 6'0 (3.96m x 1.83m)

LIVING ROOM  
15'3 x 12'4 (4.65m x 3.76m)

DINING ROOM  
11'10 x 10'3 (3.61m x 3.12m)

KITCHEN  
11'10 x 7'10 (3.61m x 2.39m)

BEDROOM ONE  
13'0 x 11'4 (3.96m x 3.45m)

BEDROOM TWO  
12'2 x 11'10 (3.71m x 3.61m)

BEDROOM THREE  
9'4 x 6'10 (2.84m x 2.08m)

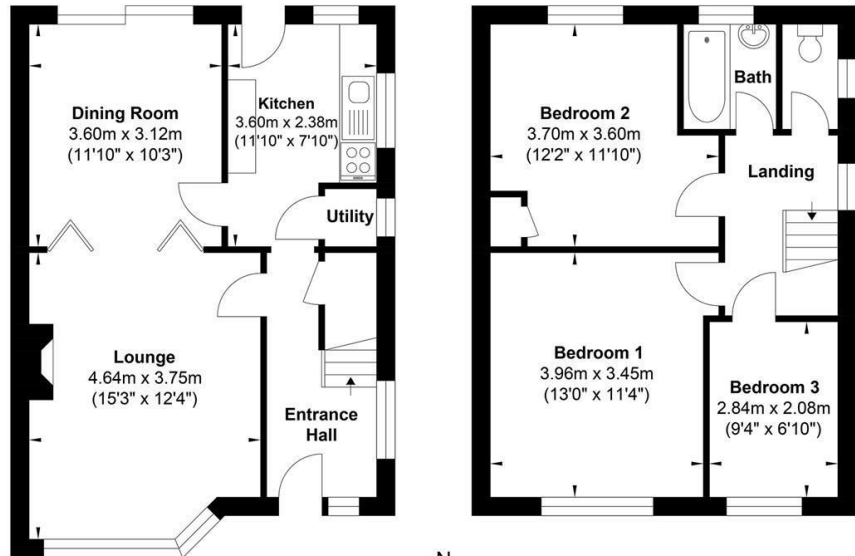
BATHROOM

SEPERATE W.C.

REAR GARDEN APPROX. 90' LONG

DETACHED GARAGE

NO ONWARD CHAIN.

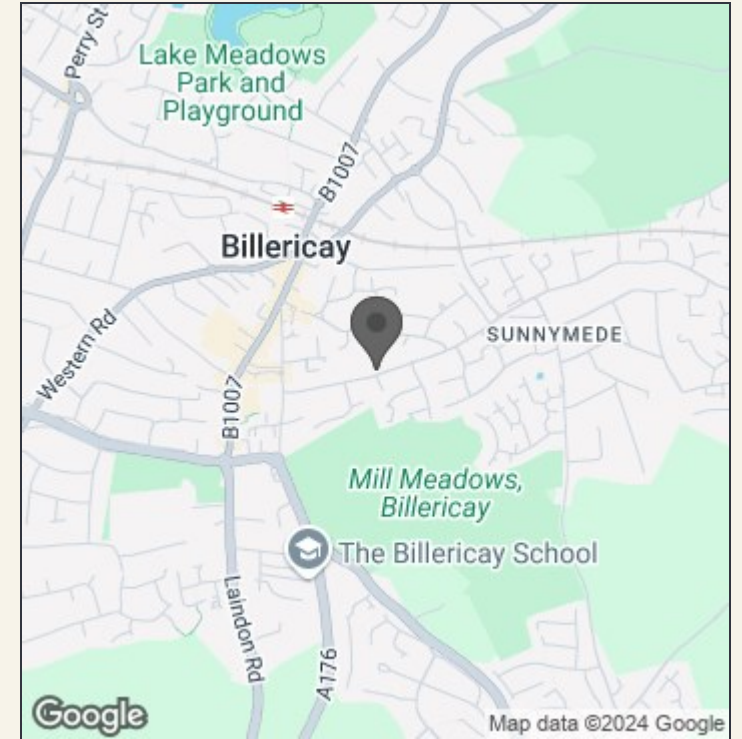


**Ground Floor**

**First Floor**

**Gross Internal Floor Area : 88.09 m2 ... 948 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>			<b>81</b>
(69-80) <b>C</b>		<b>62</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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