



3 Tensing Gardens, Billericay CM12 9JX
Offers In Excess Of £650,000



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****SOLD BY ASHTON WHITE!!**** Situated within this highly sought after turning, minutes walk of the High Street and Billericay Station, a beautifully presented four bedroom, extended semi-detached house which offers bright and highly appointed accommodation throughout. This stunning house has been adapted and upgraded considerably by the present owners and has to be viewed internally.

The 26' long entrance hall incorporates a modern ground floor cloakroom, large built-in cupboard and also features a return staircase to the first floor with vaulted 'atrium' drawing lots of natural lighting from the first floor. The impressive open-plan kitchen/ dining room extends to some 24' in length with a bespoke fitted range of cabinets, drawers and eye level units finished with 'frost green' high gloss doors and contrasting white quartz effect work surfaces. From the dining area, a pair of glazed double doors open into the comfortable 19' lounge to the rear of the house with tall feature window and double opening French doors overlooking and leading to the garden. The current owners have modified the attached garage into a study/utility room with fitted cupboards incorporating space for washing machine and single bowl sink. Further door to garden and door to storage room.

The generous master bedroom has the advantage of an en-suite shower and adjoins the fourth bedroom, now remodelled and incorporated into a dressing room. There are two further double bedrooms and a superb family bathroom with white suite, quality tiling and three display alcoves. Outside, the property benefits from off-road parking for up to five cars on block paved driveway. The attractive west-facing rear garden extends to 50' in length and commences with a wide, dark grey, raised composite deck with raised bench seating and steps down to a neat lawn flanked by a nice array of mature trees and shrubs including Maple, Fir and conifer providing seclusion. External perimeter garden lighting.





ENTRANCE HALL
25'0 x 5'0 (7.62m x 1.52m)

KITCHEN/DINING ROOM
24'4 x 12'0 max (7.42m x 3.66m max)

STUDY/UTILITY
12'0 x 8'5 (3.66m x 2.57m)

LOUNGE
19'7 x 11'3 (5.97m x 3.43m)



BEDROOM ONE
15'8 max x 9'10 (4.78m max x 3.00m)

EN-SUITE SHOWER
5'9 x 5'0 (1.75m x 1.52m)

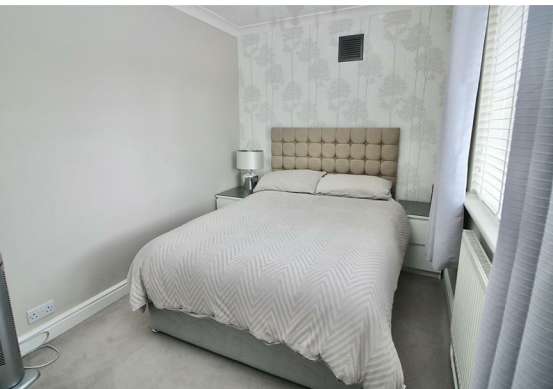
DRESSING ROOM/BEDROOM FOUR
9'2 x 7'0 max (2.79m x 2.13m max)

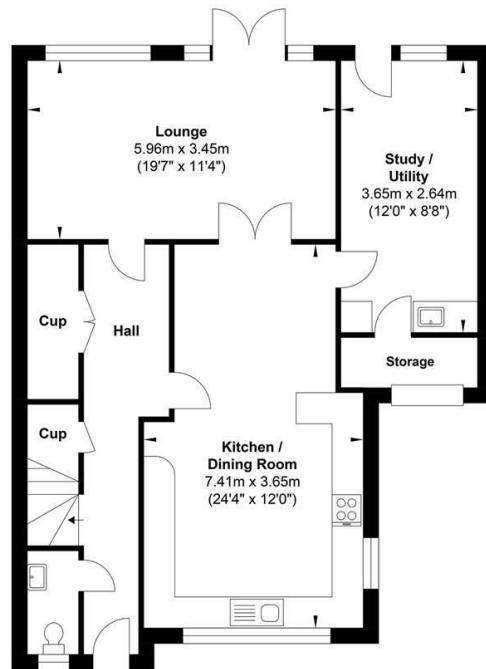
BEDROOM TWO
12'0 x 7'8 (3.66m x 2.34m)

BEDROOM THREE
11'0 x 7'10 (3.35m x 2.39m)

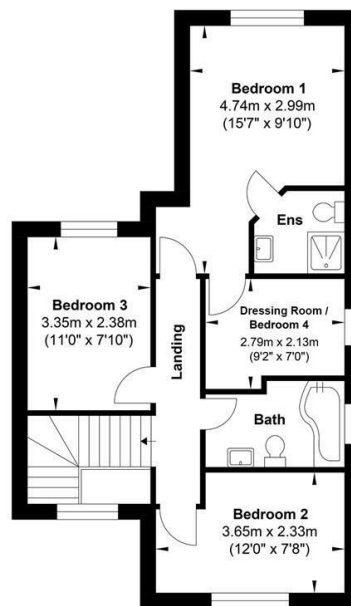
FAMILY BATHROOM
8'10 x 5'5 (2.69m x 1.65m)

WESTERLY FACING GARDEN 50'X 30'





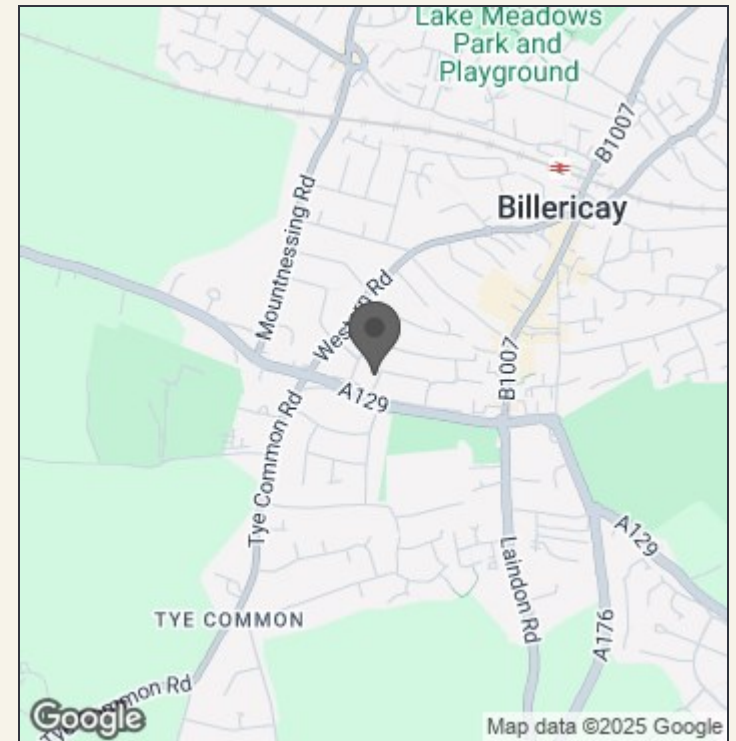
Ground Floor



First Floor

Gross Internal Floor Area : 136.66 m2 ... 1471 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		
(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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