



FOR SALE

WWW.ASHTONWHITE.CO.UK
Sales 01277 659 002

38 Second Avenue, Billericay CM12 9PP
Offers In Excess Of £550,000

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****SALE AGREED BY ASHTON WHITE****Situated in this enviable location backing directly onto Burstead Golf Club and available with no-onward chain, a rare opportunity to acquire this well presented three bedroom, extended, semi-detached house.

Available for the first time in some 40 years, the property offers incoming buyers tremendous scope to add their own mark on the property and together with the advantage of a 70' rear garden, there is plenty of space to extend further if required.

Presently, the accommodation comprises open-plan reception/hallway with return staircase to first floor, spacious living room incorporating dining area to the rear of the house and also featuring a most pleasant double glazed conservatory with lovely views over the garden and 15th Hole of the golf course beyond! The kitchen/breakfast room features a number of fitted cabinets and complimenting work surfaces with some integrated appliances. There is the advantage of a separate utility room (converted from part of the garage) with adjoining ground floor cloakroom. To the first floor, there are three good size bedrooms and spacious family bathroom including separate shower enclosure.

Outside, the house is nicely set back from the road to enable parking for two cars and there is side access to the rear via gate and pathway. The rear garden benefits from a southerly aspect extending to 70 feet in length, and as previously mentioned, enjoys lovely views over the 15th Hole of Burstead Gold Club. Quilters Infants and Junior Schools and Billericay High Street are all located within 1.3 miles.





RECEPTION HALLWAY
19'0 x 10'9 (5.79m x 3.28m)

LIVING ROOM
19'3 x 13'11 (5.87m x 4.24m)

CONSERVATORY
10'8 x 8'11 (3.25m x 2.72m)

KITCHEN
13'1 x 8'0 (3.99m x 2.44m)

UTILITY ROOM/W.C.
10'3 x 8'0 (3.12m x 2.44m)

BEDROOM ONE
10'11 x 10'9 (3.33m x 3.28m)

BEDROOM TWO
14'0 x 8'0 (4.27m x 2.44m)

BEDROOM THREE
10'9 x 7'7 (3.28m x 2.31m)

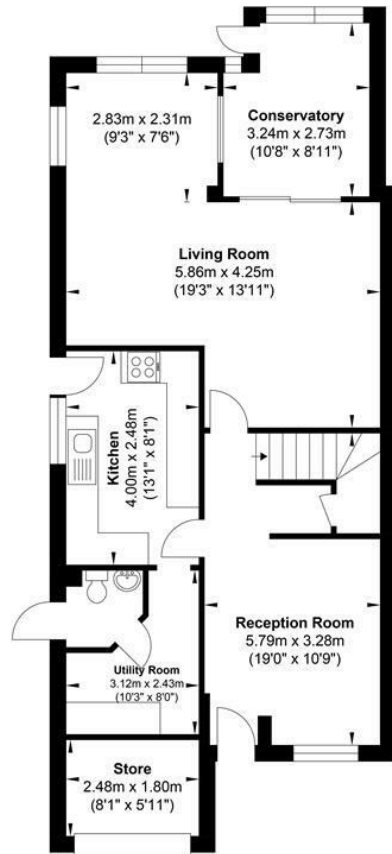
BATHROOM
10'9 x 8'0 (3.28m x 2.44m)

SOUTHERLY ASPECT GARDEN 70'
LONG

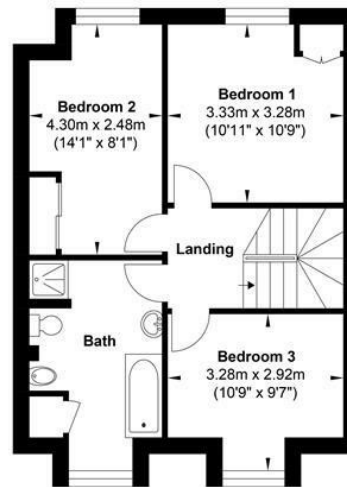
OFF ROAD PARKING

NO ONWARD CHAIN





Ground Floor

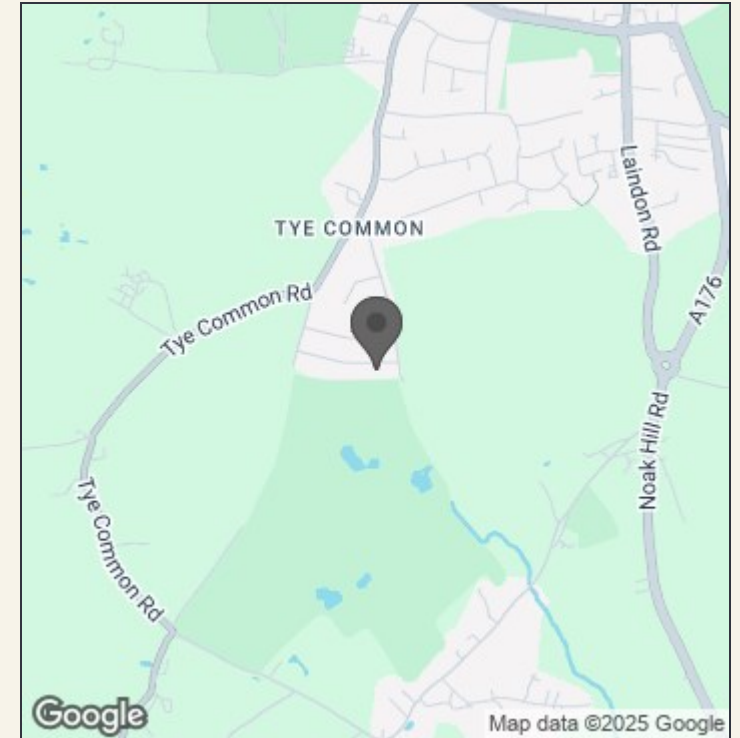


First Floor



Gross Internal Floor Area : 125.0 m2 ... 1344 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		84
(69-80) C	71	
(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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VIEWING: Strictly by prior arrangement with Ashton White Estate Agents.

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