



32 Potash Road, Billericay CM11 1DL

£725,000



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****SALE AGREED BY ASHTON WHITE PRIOR TO PUBLICATION****A spacious four double bedroom semi-detached family house, located in a popular non-estate location on the sought after north side of Billericay (Buttsbury/Mayflower). The popular Stockbrook Manor Golf & Country Club is a short walk away, with local shops within 3/4 miles and Billericay High Street and train station are within 1.5 miles.

You enter the property into a welcoming hallway with a ground floor cloakroom and stairs leading to the first floor. To the front is the kitchen/breakfast room with quartz worktops and a tiled floor, with a separate utility room to the rear. Further along the hall is the study with a fitted desk top, ideal for home working. To the rear is a well-proportioned sitting room and a lovely dining/garden room with lantern roofs, bi-fold doors onto the timber garden deck and fitted storage/media cupboards.

Up on the first floor are the four double bedrooms; the master bedroom has the benefit of an en-suite shower room. There are a further three good double bedrooms, one with fitted wardrobes and a family bathroom.

To the front is an exceptionally large resin bonded driveway providing ample off road parking. There is a large integral garage with a door to the hall and sideways into the garden. To the rear is a large south facing garden which commences with a timber deck, extensive lawns and garden shed.





HALLWAY

KITCHEN

17'3 x 8'10 (5.26m x 2.69m)

UTILITY ROOM

7'8 x 4'8 (2.34m x 1.42m)

SITTING ROOM

19'9 x 16'11 (6.02m x 5.16m)

DINING ROOM

19'1 x 11' (5.82m x 3.35m)

STUDY

7'3 x 7'2 (2.21m x 2.18m)

GROUND FLOOR CLOAKROOM

BEDROOM ONE

17'5 x 8'11 (5.31m x 2.72m)

EN-SUITE SHOWER ROOM

BEDROOM TWO

14'0 x 10'11 (4.27m x 3.33m)

BEDROOM THREE

16'10 x 8'4 (5.13m x 2.54m)

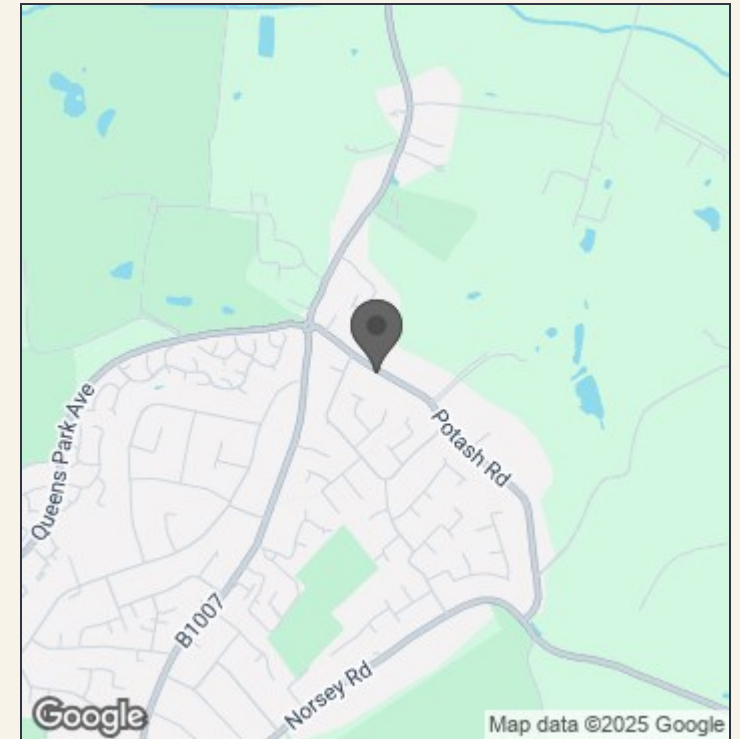
BEDROOM FOUR


14'9 x 9'8 (4.50m x 2.95m)

FAMILY BATHROOM

GARAGE

22'7 x 8'9 (6.88m x 2.67m)



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C	76	85
(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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