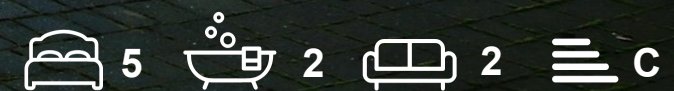




Elder House Southend Road, Billericay CM12 9QQ
Offers In Excess Of £1,000,000



Elder House Southend Road Billericay CM12 9QQ

Constructed around 11 years ago is this impressive five bedroom detached family house, built in the appealing Georgian style with well-planned accommodation set over three floors. The property is situated opposite the beautiful 36 acre Mill Meadows nature reserve and is very close to Billericay High Street, Billericay and Quilters Schools and train station is within 0.7 miles. The house is also being sold with the benefit of having no onward chain.

You enter the property into an impressive central hallway with a ground floor cloakroom and underfloor heating which continues through the ground floor. There is a front to back living room with a feature fireplace and a further reception room to the opposite side of the hall. To the rear is a large open-plan kitchen/orangery dining room, with a large lantern roof. There are ample storage units and worktops incorporating a peninsular breakfast bar, and a full range of integrated appliances. There is a separate utility room with space for white goods and the gas fired boiler.

Up on the first floor are three double bedrooms, including the main bedroom which includes a dressing room and ensuite shower room. There is a family bathroom which has a bath and separate shower cubicle. to the second floor are a further two large bedrooms which could also be used as a games room and home office amongst other uses. The property is approached from the rear along School Road, with an electric gated entrance to the off road parking a detached double garage. The gardens beyond are on two levels with areas of lawn, flowers, shrubs and trees and a large sandstone patio area.





IMPRESSIVE ENTRANCE HALL

15 x 11 (4.57m x 3.35m)

GROUND FLOOR CLOAKROOM

6'6 x 3'2 (1.98m x 0.97m)

LIVING ROOM

23'4 x 11'8 (7.11m x 3.56m)

RECEPTION ROOM

11'2 x 9 (3.40m x 2.74m)

KITCHEN/ORANGERY DINING ROOM

26 x 11'2 (7.92m x 3.40m)

UTILITY ROOM

11 x 5 (3.35m x 1.52m)

BEDROOM ONE

15 x 12'9 (4.57m x 3.89m)

DRESSING ROOM

9'8 x 8 (2.95m x 2.44m)

EN-SUITE SHOWER ROOM

8'2 x 6'6 (2.49m x 1.98m)

BEDROOM TWO

12'9 x 11'4 (3.89m x 3.45m)

BEDROOM THREE

11'4 x 9'8 (3.45m x 2.95m)

BATHROOM

9 x 7'5 (2.74m x 2.26m)

BEDROOM FOUR

13'9 x 11'10 (4.19m x 3.61m)

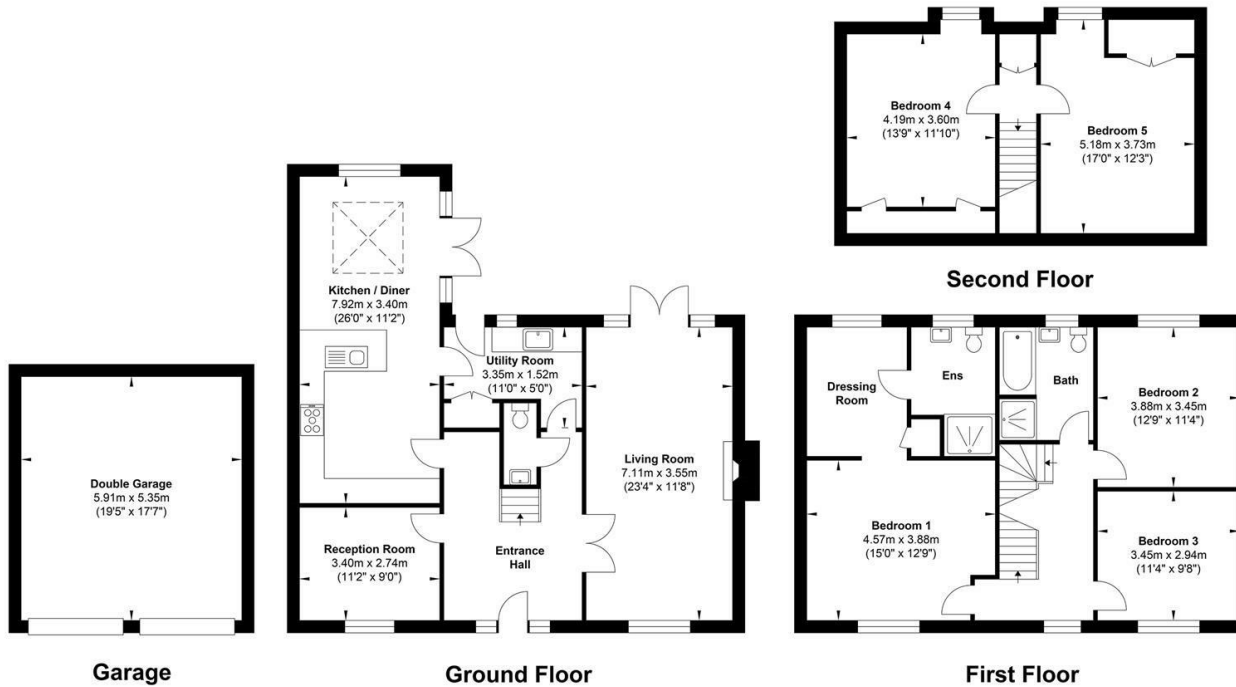
BEDROOM FIVE

17 x 12'3 (5.18m x 3.73m)

DOUBLE GARAGE

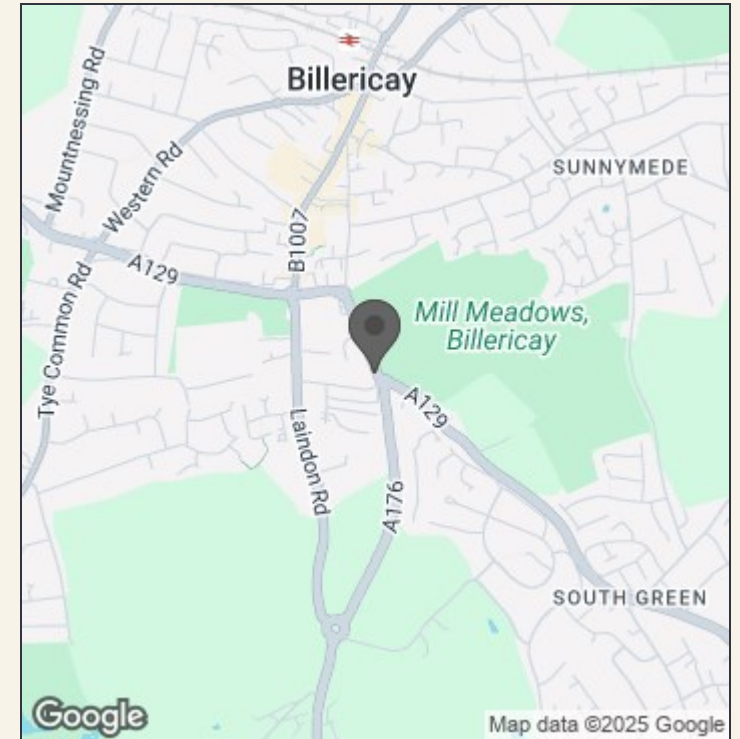
19'5 x 17'7 (5.92m x 5.36m)





Gross Internal Floor Area : 235.58 m2 ... 2535.76 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		80	87
		EU Directive 2002/91/EC	



140 High Street
Billericay
Essex
CM12 9DF
tel: 01277 659002
Email: admin@ashtonwhite.co.uk
<https://www.ashtonwhite.co.uk>

VIEWING: Strictly by prior arrangement with Ashton White Estate Agents.

THESE PARTICULARS DO NOT CONSTITUTE ANY OFFER OF CONTRACT EITHER DIRECT OR COLLATERAL NOR ARE THEY TO BE ACTED UPON AS REPRESENTATIONS. ALL INTERESTED PARTIES MUST THEMSELVES VERIFY THE ACCURACY OF THESE PARTICULARS.