



57 Bellevue Road, Billericay CM12 9HB  
Offers In Excess Of £700,000





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A four bedroom detached house, being offered with the benefit of having no onward chain, set in a non-estate location close to the High Street and station. There is exceptional space to the side of the house for a large extension (STPP), making this an ideal property ready to be lived in now, with potential to extend if required.

You enter the house into an L shaped hallway, with stairs leading to the first floor and a storage cupboard under. There is a ground floor cloakroom fitted with a white suite. To the front is the bright and spacious lounge/dining room, with a doorway to the kitchen/breakfast room offering a comprehensive range of cupboards and drawers and double doors to the conservatory, overlooking the rear garden.

Up on the first floor are the four bedrooms, which includes a bright main bedroom, with a range of fitted wardrobes. The family bathroom is fitted with a modern white suite and heated towel rail. Outside is a large corner plot front garden and driveway. To the rear is a large garden mainly laid to lawn, with a rear driveway accessed via timber gates, leading to the detached garage.







**ENTRANCE HALL**  
12 x 6 max (3.66m x 1.83m max)

**GROUND FLOOR  
CLOAKROOM**  
6 x 2'8 (1.83m x 0.81m)

**LOUNGE/DINING ROOM**  
25 x 12'6 max (7.62m x 3.81m max)

**KITCHEN/BREAKFAST ROOM**  
17'9 x 10'4 max (5.41m x 3.15m max)

**CONSERVATORY**  
11 x 9 (3.35m x 2.74m)

**BEDROOM ONE**  
13'7 x 11'2 (4.14m x 3.40m )

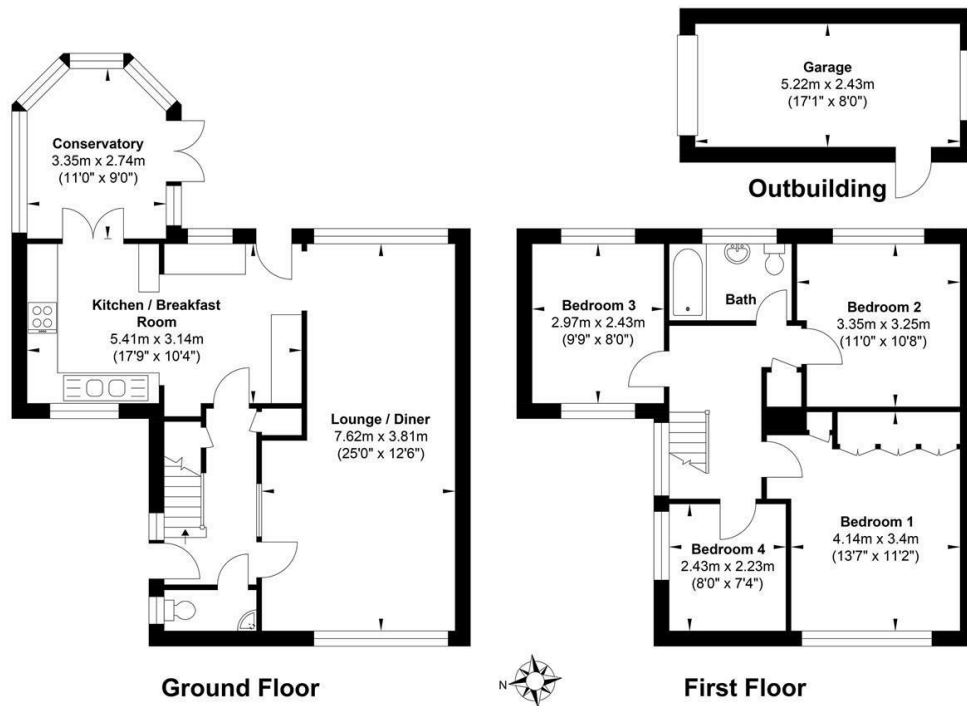
**BEDROOM TWO**  
11 x 10'8 (3.35m x 3.25m)

**BEDROOM THREE**  
9'9 x 8 (2.97m x 2.44m)

**BEDROOM FOUR**  
8 x 7'4 (2.44m x 2.24m)

**FAMILY BATHROOM**  
7'10 x 5'7 (2.39m x 1.70m)

**DETACHED GARAGE**  
17 x 8 (5.18m x 2.44m)

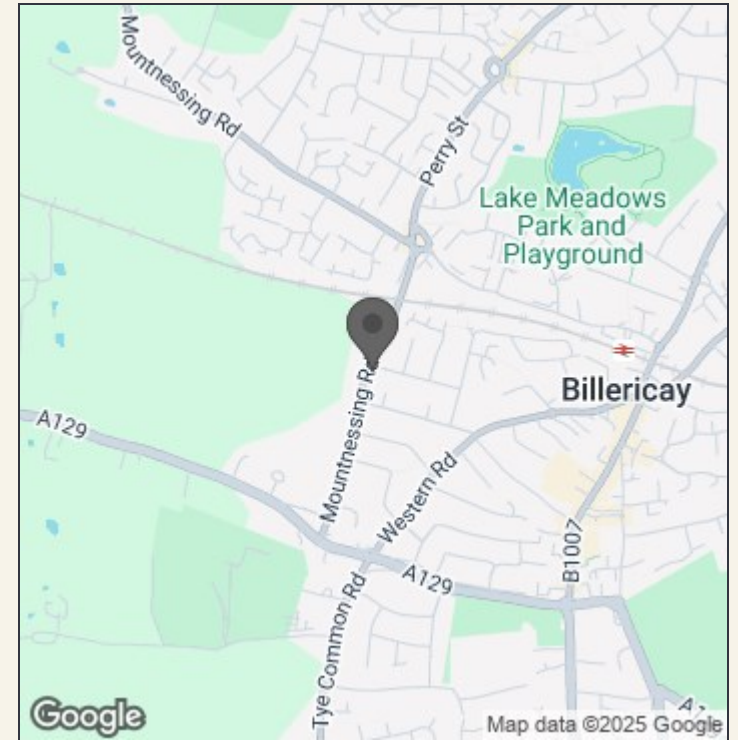


Ground Floor

First Floor

Gross Internal Floor Area : 125.0 m2 ... 1350 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>			80
(69-80) <b>C</b>		63	
(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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