



422 Outwood Common Road, Billericay CM11 1ET
£875,000

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422 Outwood Common Road, CM11 1ET

An established 1950's four bedroom detached character house, standing in mature gardens, and set behind an impressive 100' deep front garden, in a popular non-estate location in Billericay.

This attractive home offers well-presented living accommodation retaining its original charm. You enter into an enclosed porch which leads to the hall with its original plate rail and built-in storage. At the end of the hall is a recently fitted utility room/cloakroom fitted with a white suite. To the front of the house is the lounge with a bow window looking down the long driveway and garden, a feature stock brick fireplace and exposed chimney breast. There is access through to the dining room which has a bow window looking down the long front garden. To the rear is a snug which could be used as a study or playroom if desired, with patio doors to the sandstone paved garden terrace. A further door leads into the kitchen/breakfast room which is comprehensively fitted in a range of cream Shaker style units, and contrasting black granite worktops with integrated Neff appliances and a cupboard housing the recently fitted gas boiler. Double doors give further access onto the paved garden terrace.

To the first floor is a spacious landing which gives access to the four bedrooms and bathroom. The main bedroom has a range of fitted wardrobes and a recently fitted en-suite shower room. The second bedroom also has the benefit of built-in wardrobes as do the two single bedrooms which are located to the rear. The family bathroom has been recently renovated and refitted with a modern white suite which includes a shower/bath and tiled walls and floor. The house is set back 100' from the road behind a mature garden, with an independent driveway leading up to the house and parking area. The exceptionally long garage offers further secure parking/storage, whilst to the rear is the beautiful mature garden with a wide sandstone terrace, lower patio and lawn with shrubs a trees.





ENTRANCE PORCH AND HALL

UTILITY ROOM/W.C.
7 x 6'2 (2.13m x 1.88m)

**LOUNGE WITH FEATURE
FIREPLACE**
15 x 13 (4.57m x 3.96m)

DINING ROOM
10'10 x 8'10 (3.30m x 2.69m)

SNUG/STUDY
11 x 8'10 (3.35m x 2.69m)

KITCHEN/BREAKFAST ROOM
15 x 10'4 (4.57m x 3.15m)

SPACIOUS LANDING

**BEDROOM ONE WITH
FITTED WARDROBES**
13 x 11 (3.96m x 3.35m)

EN-SUITE SHOWER ROOM
8'8 x 5'6 (2.64m x 1.68m)

**BEDROOM TWO WITH
FITTED WARDROBES**
12'10 x 10'3 (3.91m x 3.12m)

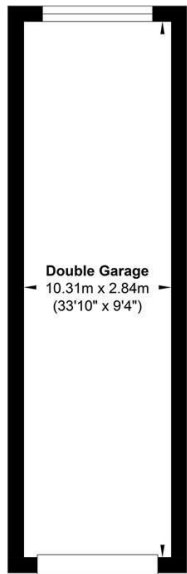
**BEDROOM THREE WITH
FITTED WARDROBES**
10'5 x 8 (3.18m x 2.44m)

**BEDROOM FOUR WITH
FITTED WARDROBES**
8'9 x 7'6 (2.67m x 2.29m)

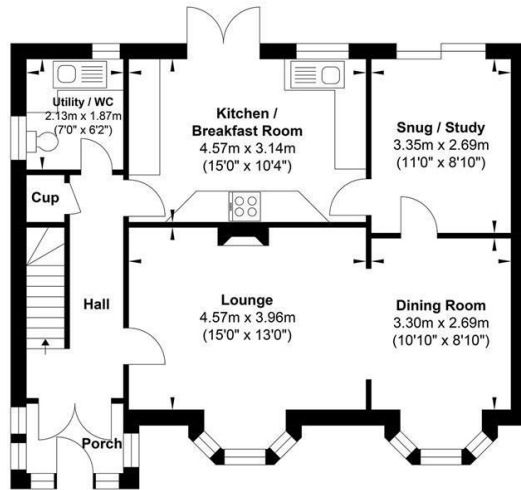
FAMILY BATHROOM
10 max x 7'6 (3.05m max x 2.29m)

DOUBLE GARAGE
33'10 x 9'4 (10.31m x 2.84m)

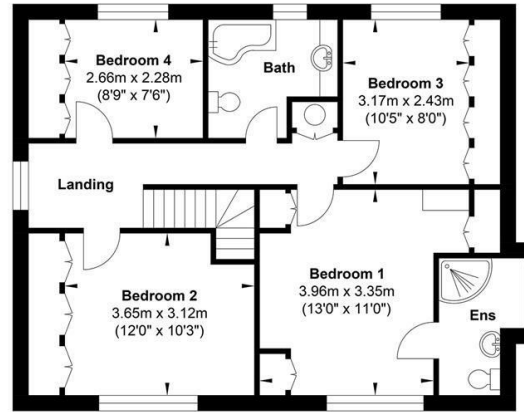




Garage



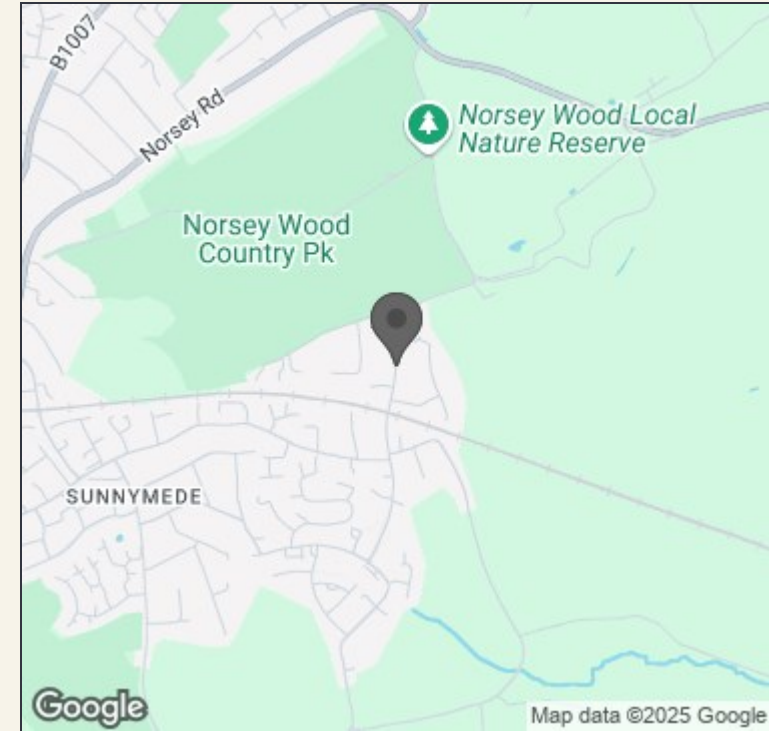
Ground Floor



First Floor

Gross Internal Floor Area : 168.94 m2 ... 1818.45 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		80
(69-80) C		
(55-68) D	55	
(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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