



Warren House Potash Road, Billericay CM11 1HH

Price £1,000,000





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A most impressive and highly appointed five bedroom detached family residence nicely secluded in this rarely available, and highly sought-after tree lined turning on the north side of Billericay, close to woodland and within convenient walking distance of Mayflower School and also within Buttsbury School catchment.

Offering just over 2000 sq.ft of well presented accommodation, upon entering the property, a spacious reception hallway with Amtico flooring, a return staircase to first floor, and ground floor cloakroom, provides access via double doors to a formal dining room at the front of the house featuring a wide square bay window and French doors to the side gardens. A very comfortable, dual aspect sitting room overlooks the rear garden via French doors and also incorporates a wood burner for those cold autumn evenings. The modern kitchen/breakfast room has been updated with an extensive selection of modern fronted cabinets along two walls and enhanced further with an island unit/breakfast bar to the centre of the room. A cosy snug/T.V room is just off to the side and there is also access into the double width garage. From the light and airy first floor landing, white panelled doors open to four double bedrooms, the master featuring modern fitted wardrobes and newly fitted en-suite shower/bath. There is a fifth single bedroom currently used as an office and family bathroom with separate shower enclosure.

Outside, the property is served with a shared road access opening to a vast private cobblestone driveway enabling parking for several cars and in addition to the integral double garage. There is also a generous lawn area measuring approx. 60' long by 30' wide enclosed by tall mature conifer hedgerow and fencing to the side. From here the side garden also features a paved patio area which leads to the secluded rear, wedge shaped garden, approx. 52' wide by 50' at the maximum points.







**ENTRANCE HALL**  
17'0 max x 9'0 max (5.18m max x 2.74m max)

**CLOAKROOM**

**LIVING ROOM**  
20'0 x 11'8 (6.10m x 3.56m)

**DINING ROOM**  
12'8 x 11'9 (3.86m x 3.58m)

**KITCHEN/BREAKFAST ROOM**  
17'0 x 14'7 (5.18m x 4.45m)

**SNUG**  
8'3 x 7'0 (2.51m x 2.13m)

**BEDROOM ONE**  
14'9 x 11'8 (4.50m x 3.56m)

**EN-SUITE SHOWER**

**BEDROOM TWO**  
11'8 x 9'3 (3.56m x 2.82m)

**BEDROOM THREE**  
11'9 x 8'7 (3.58m x 2.62m)

**BEDROOM FOUR**  
11'7 x 8'0 (3.53m x 2.44m)

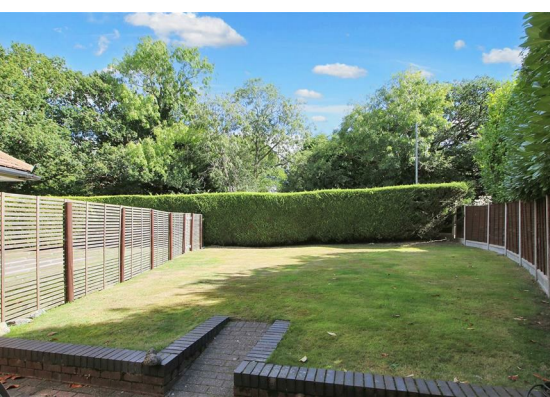
**BEDROOM FIVE**  
9'4 x 8'0 (2.84m x 2.44m)

**FAMILY BATHROOM**  
9'0 x 7'9 (2.74m x 2.36m)

**DOUBLE GARAGE**

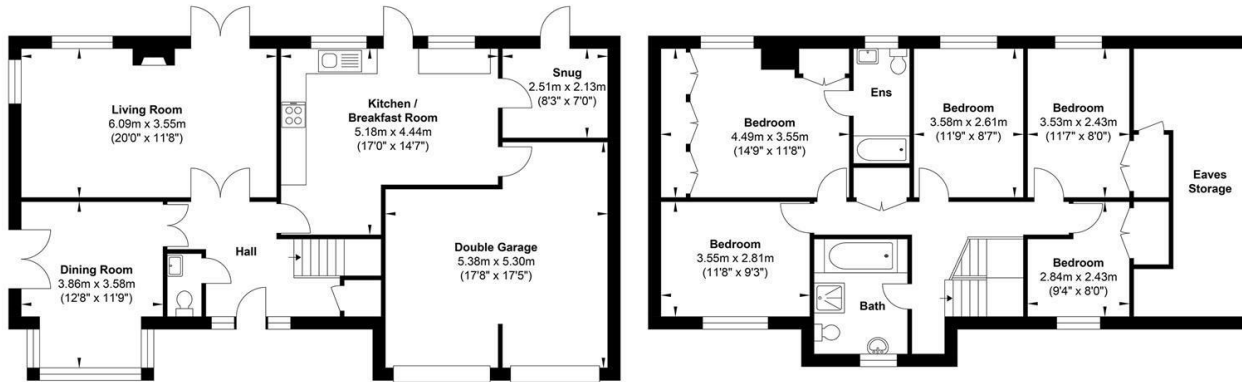
**SECLUDED SIDE & REAR GARDENS**

**PARKING FOR SEVERAL CARS.**





## Warren House, Potash Rd

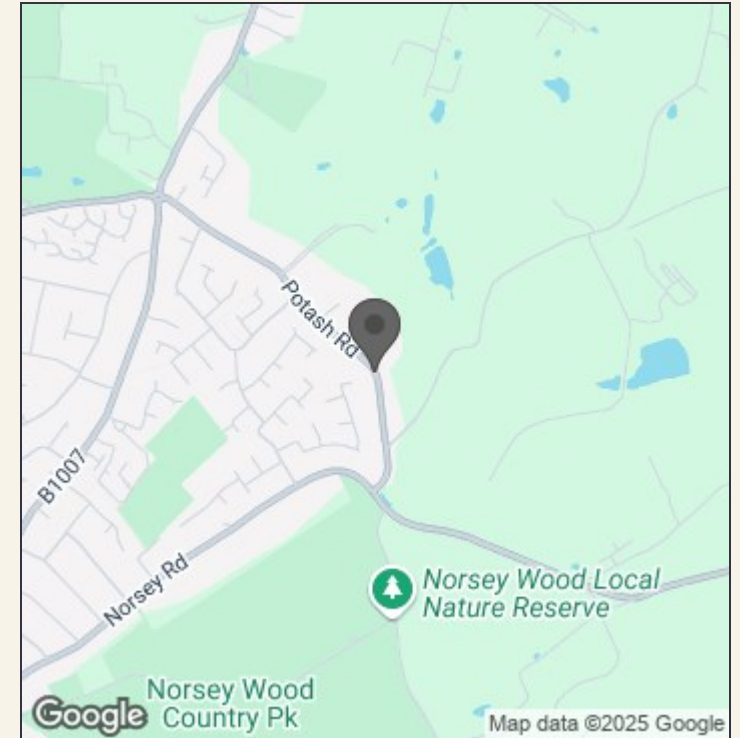


**Ground Floor**

**First Floor**

Gross Internal Floor Area : 190.85 m2 ... 2054 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>		
(69-80) <b>C</b>	70	80
(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		
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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