







68 Frithwood Lane, Billericay CM12 9PW
£600,000

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****SALE AGREED BY ASHTON WHITE**** Located in a delightful non-estate setting with trees and farmland views to the front, is this truly deceptive four bedroom detached chalet bungalow, being sold with the benefit of having no onward chain. The property also falls within the catchment of the popular Quilters School and is located within a mile of the High Street.

You enter the property into a porch which lead to the welcoming hallway with built-in storage and stairs leading up to the first floor. To the front are two double bedrooms, the main one comes with a range of fitted wardrobes and drawers. Further down the hall is a separate dining room and a modern fitted shower room with built-in storage. At the end of the hall is a well-proportioned lounge with a feature fireplace and double doors leading into the conservatory, which features underfloor heating. The kitchen/breakfast room is fitted in a range of cream Shaker style units with contrasting wood effect worktops, including a breakfast bar. There is an integrated oven, hob and cooker hood. There is a large utility room with fitted storage cupboards, worktops and sink unit.

Up on the first floor is a landing area, which has eaves storage cupboards. To the rear is a further double bedroom with built-in wardrobes and an en-suite bathroom. To the front is a study/potential further bedroom.

To the front of the property is as large paved driveway offering ample parking with a side gate to the side garden (potential to extend STP). The rear garden enjoys a sunny south/west facing aspect commencing with a paved patio, extensive lawn and mature flower and shrub beds. To the rear is a door into the detached garage, with double doors (accessed via Second Avenue).





ENTRANCE PORCH AND HALL

LOUNGE

14'7 x 12 (4.45m x 3.66m)

DINING ROOM

12'9 x 7'8 (3.89m x 2.34m)

CONSERVATORY

13'10 x 7'10 (4.22m x 2.39m)

KITCHEN/BREAKFAST ROOM

12 x 8'6 (3.66m x 2.59m)

UTILITY ROOM

8'10 x 9' max (2.69m x 2.74m max)

BEDROOM ONE

14'6 x 10'2 (4.42m x 3.10m)

BEDROOM TWO

14 x 9 (4.27m x 2.74m)

BEDROOM THREE WITH EN-SUITE

12'7 x 11'9 (3.84m x 3.58m)

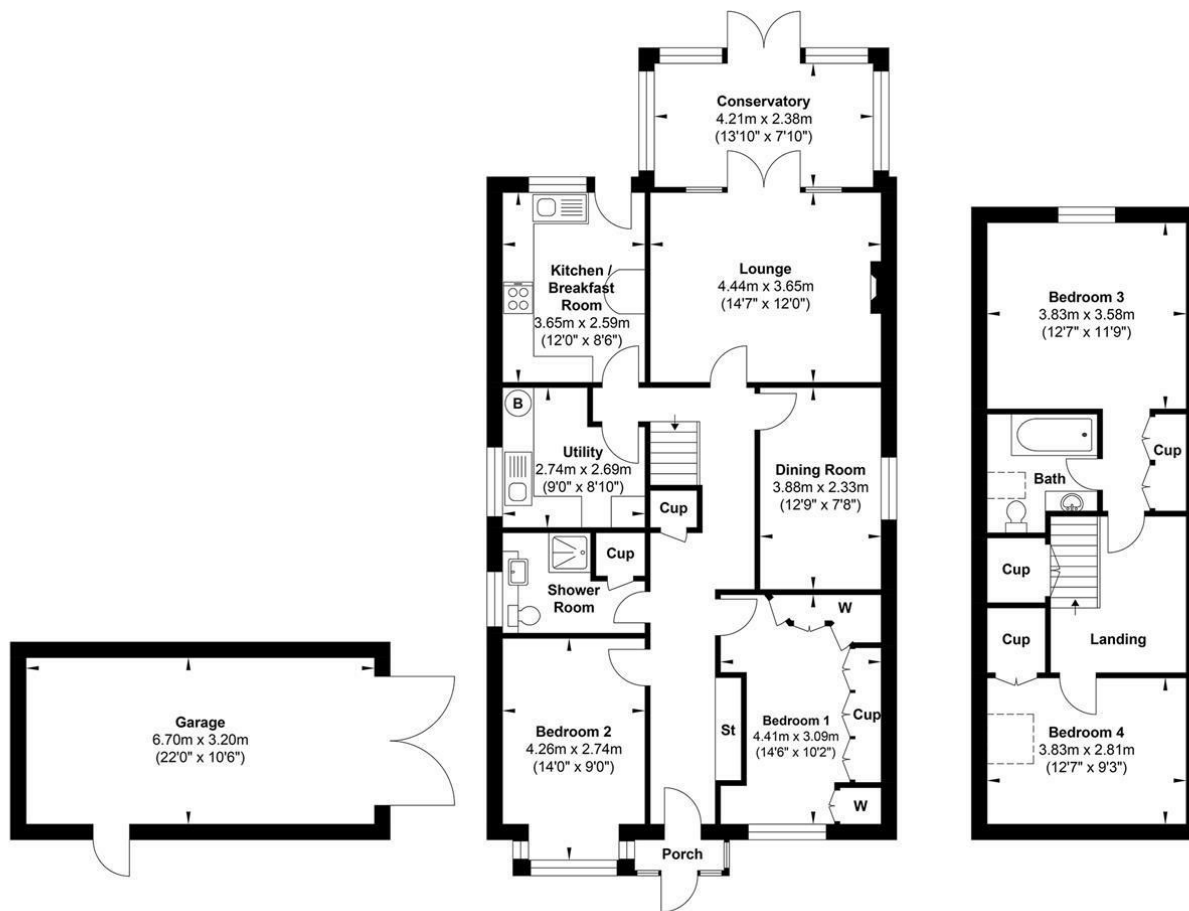
STUDY/POTENTIAL BEDROOM FOUR

12'7 x 9'3 (3.84m x 2.82m)

GARAGE

22 x 10'6 (6.71m x 3.20m)





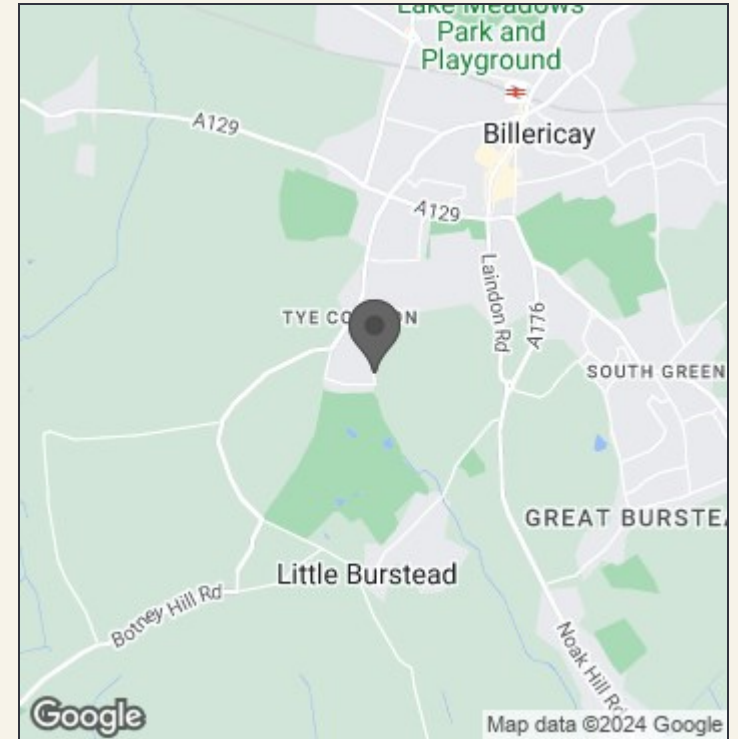
Garage

Ground Floor

First Floor

Gross Internal Floor Area : 165.73 m2 ... 1783.9 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
<i>Very energy efficient - lower running costs</i>			
(92 plus) A			
(81-91) B			81
(69-80) C			
(55-68) D		57	
(39-54) E			
(21-38) F			
(1-20) G			
<i>Not energy efficient - higher running costs</i>			
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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