





12 West Park Drive, Billericay CM12 9EH  
£1,475,000.00

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Positioned in a sought after, established private road just minutes walk from Billericay High Street and train station is this beautifully presented and extended five double bedroom detached family house. This stunning property offers in excess of 3,000 sqft spread over three floors, which includes an outstanding open-plan kitchen/family room and wonderful master bedroom suite.

You enter the house through an oak framed porch into the welcoming hall with stairs rising up to the first floor. To the front is a well-proportioned lounge with a bay window and wood burner. Double doors to the rear of the hall takes you through to the outstanding open-plan kitchen/family room with a semi-vaulted ceiling and double doors leading out to the contemporary paved garden terrace. The stylish kitchen is comprehensively fitted in a range of 'on-trend' units with quartz worktops incorporating an island breakfast bar and feature fireplace surround and mantle with a beautiful Lacanche range and integrated appliances. There is ample space for casual seating and dining with the backdrop of a feature red facing brick wall. Leading off the kitchen is a ground floor cloakroom fitted with a white period style suite and a large utility/boot room, fitted to match the kitchen.

Up on the second floor is a large landing with double doors leading to the master bedroom suite which offers exceptional space and includes a separate dressing room/walk-in wardrobe and en-suite shower room. There are a further two good-size double bedrooms; one with a walk-in wardrobe and a large family bath/shower room on this floor. To the second floor are a further two double bedrooms; one with a walk-in wardrobe and the other being used as a home office, and a lovely 'wet-room' shower.

To the front is parking for 2-3 cars and an integral garage, and to the rear is a fabulous landscaped garden designed for entertaining.







## ENTRANCE HALL

## LOUNGE

19'6 x 11'8 (5.94m x 3.56m)

## FAMILY

## ROOM/DINING/KITCHEN

27'6 x 22'4 (8.38m x 6.81m)

## UTILITY/BOOT ROOM

14'6 x 9'4 (4.42m x 2.84m )

## GROUND FLOOR

## CLOAKROOM

## MASTER BEDROOM SUITE WITH DRESSING ROOM & EN-SUITE

15'4 x 14 (4.67m x 4.27m)

## BEDROOM TWO

11'9 x 11 (3.58m x 3.35m)

## BEDROOM THREE WITH WALK-IN WARDROBE

17'3 x 9'4 (5.26m x 2.84m)

## FAMILY BATHROOM

## BEDROOM FOUR/STUDY

15'2 x 9'10 (4.62m x 3.00m)

## BEDROOM FIVE WITH WALK-IN WARDROBE

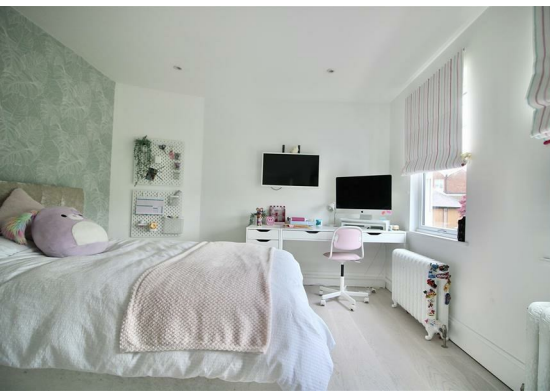
13 x 12 (3.96m x 3.66m)

## SHOWER ROOM

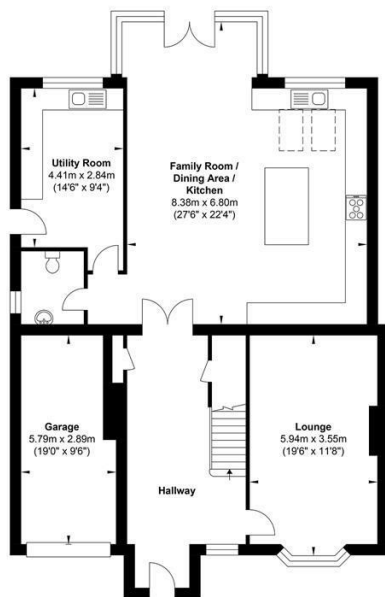
11'9 x 6'6 (3.58m x 1.98m)

## INTEGRAL GARAGE

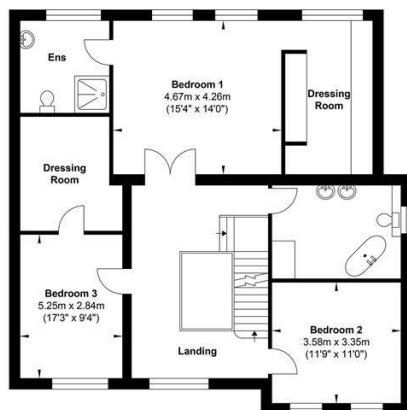
19 x 9'6 max (5.79m x 2.90m max)



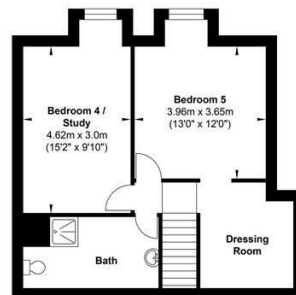




Ground Floor



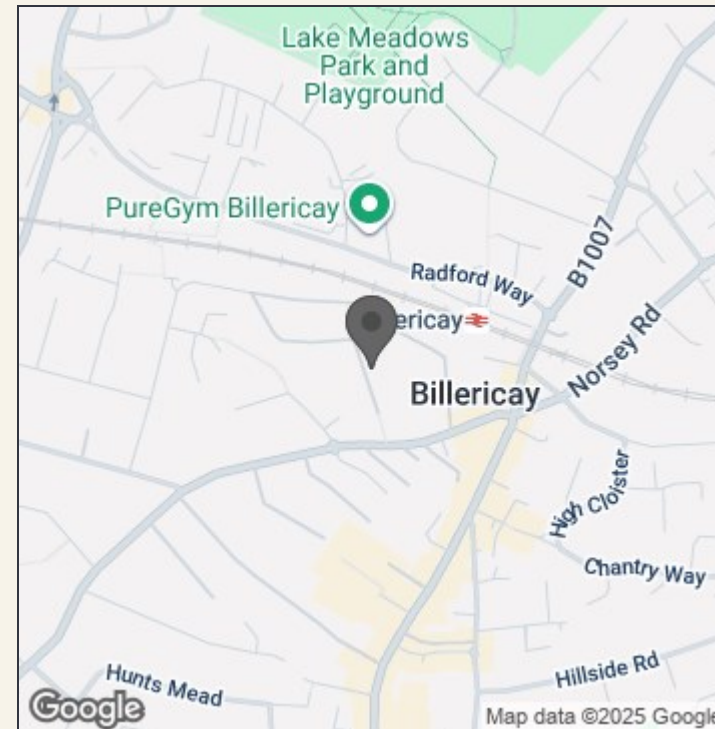
First Floor



Second Floor

Gross Internal Floor Area : 284.44 m2 ... 3061.68 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	56	69
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	



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

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