

ASHTON  WHITE
Leading the way home

10 Mount View, Billericay CM11 1HB
£625,000

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****SALE AGREED BY ASHTON WHITE**** A beautifully presented four-bedroom semi-detached house in rarely available location bordering open countryside on the periphery of Billericay and which offers highly appointed accommodation throughout. Close to local shops, schools and Norsey Wood Nature Reserve, Billericay Station with links to London is within 1.6 miles.

This spacious family home is meticulously presented by the current owners and features quality fixtures and finishes, modern kitchen and bathrooms and coupled with a long garden with lovely woodland backdrop.

The reception hallway features attractive herringbone patterned, Amtico style flooring continuing throughout the ground floor. A return staircase leads to the first floor beneath which, there is access to a small study area and further door to storage/utility room. The modern fitted kitchen is positioned at the front of the house, bespoke in design and with quality integrated appliances. The two principal reception rooms are to the rear, and both feature the latest, aluminium coated, bi-folding patio doors drawing lots of natural daylight and pleasant views of the rear garden.

Up on the first floor, the long landing provides access to four good size bedrooms, the master featuring ensuite shower, quality fitted family bathroom, bedrooms three and four with fitted wardrobes and over bed storage cupboards.

Outside, the property is set back from the approach road and enables parking for 3-4 cars. The integral garage, modified by the previous owners, now features storage area and electric roller shutter door. The landscaped rear garden, extends to approximately 85 feet in length commencing with light grey stone paviours, creating a pleasant patio area with raised retaining walls/inset flower beds and five steps rising to extensive lawn bordered one side with matching pathway to the end and further paved sun terrace.





HALL
11'2 x 10'0 (3.40m x 3.05m)

CLOAKROOM

LOUNGE
16'3 x 12'2 (4.95m x 3.71m)

DINING ROOM
11'8 x 9'0 (3.56m x 2.74m)

KITCHEN
12'8 x 9'1 (3.86m x 2.77m)

STUDY
6'9 x 8'4 (2.06m x 2.54m)

UTILITY ROOM
6'9 x 8'0 (2.06m x 2.44m)

BEDROOM ONE
16'0 x 12'0 (4.88m x 3.66m)

EN SUITE SHOWER

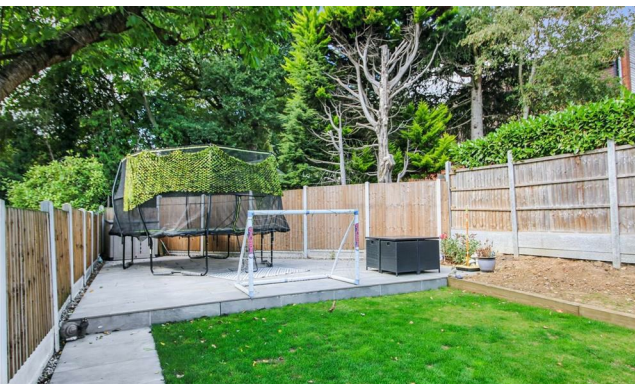
BEDROOM TWO
16'0 x 9'0 (4.88m x 2.74m)

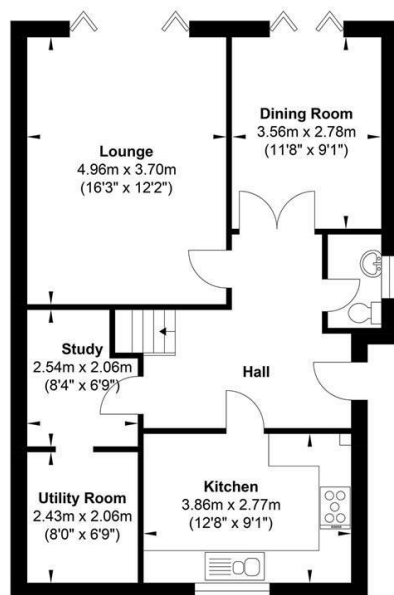
BEDROOM THREE
12'0 x 9'8 (3.66m x 2.95m)

BEDROOM FOUR
9'8 x 9'0 (2.95m x 2.74m)

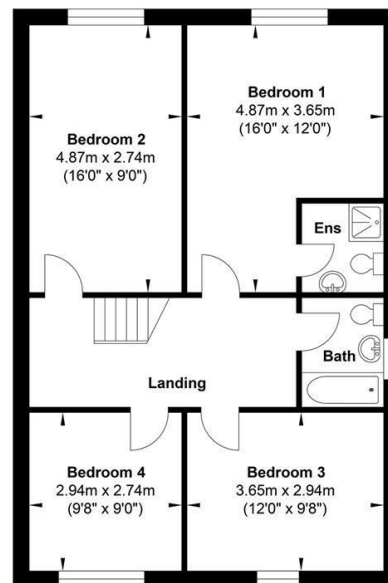
FAMILY BATHROOM

REAR GARDEN
86 feet (26.21m feet)





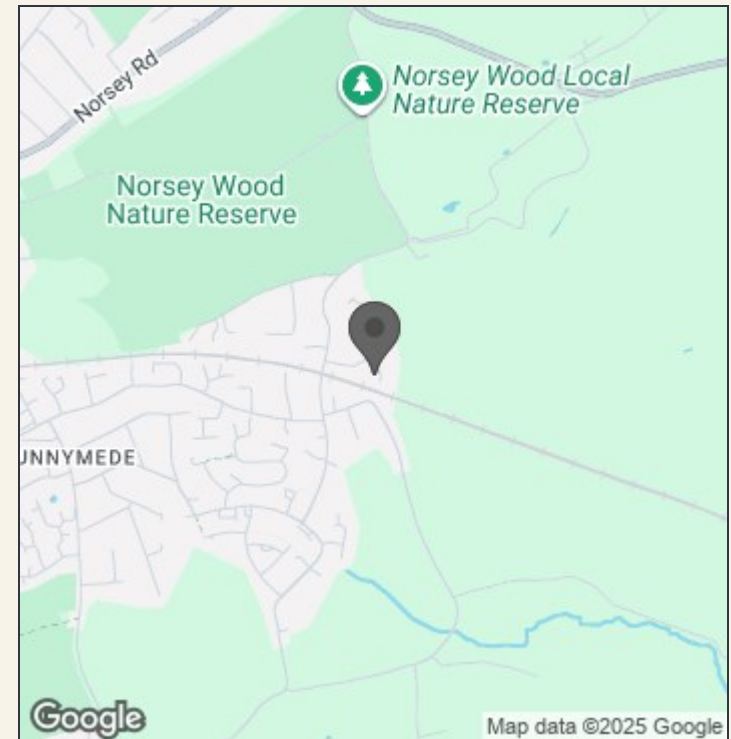
Ground Floor



First Floor

Gross Internal Floor Area : 130.66 m2 ... 1406.41 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		82
(69-80) C		
(55-68) D	58	
(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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VIEWING: Strictly by prior arrangement with Ashton White Estate Agents.

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