

ASHTON  WHITE  
*Leading the way home*

69 Church Street, Great Burstead CM11 2SX

Offers In Excess Of £800,000

 4  3  2  B



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Great Burstead CM11 2SX  
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\* LOVELY OPEN PLAN KITCHEN/FAMILY ROOM!\* Situated in this rarely available position close to open countryside, a very impressive and most spacious detached family home featuring well-presented accommodation over two levels and with the advantage of 70' south facing rear garden and extensive off road parking.

The property boasts an impressive 2000 sq.ft of accomodation with exceptional B rating EPC, comprising an impressive entrance hallway, a spacious lounge/dining room, ground floor cloakroom, separate utility room and a very stylish bespoke fitted kitchen/family room with central island unit/breakfast bar, integrated appliances, and twin bi-fold doors opening to the garden.

The first-floor landing features a lovely, vaulted atrium with two sky-light windows, there is access to three double and one single bedrooms, each with fitted wardrobes and low-level storage. Bedrooms one and two also benefit from modern fitted en-suite shower rooms and there is a bespoke family bathroom with bath and separate shower.

Outside, the property is set well back from the road and approached across an extensive driveway affording parking for numerous cars. The private, south-facing rear garden, extends to approx. 70' in length with artificial grass, timber summerhouse/home office, ideal for relaxing and enjoying the outdoors.

With easy access to local amenities, schools, and transport links including South Green Infant & Junior schools, the Billericay school and Billericay High Street and main line station (London Liverpool Street).







**ENTRANCE HALL**  
28'7 x 11'2 (8.71m x 3.40m)

**LOUNGE/DINING ROOM**  
24'3 x 11'9 (7.39m x 3.58m)

**KITCHEN/FAMILY ROOM**  
23'5 x 15'7 (7.14m x 4.75m)

**CLOAKROOM**

**UTILITY ROOM**  
7'2 x 7'0 (2.18m x 2.13m)

**BEDROOM ONE**  
13'8 x 12'7 (4.17m x 3.84m)

**EN-SUITE SHOWER**

**BEDROOM TWO**  
17' max x 13'10 max (5.18m max x 4.22m max)

**EN-SUITE SHOWER**

**BEDROOM THREE**  
13'8 x 10'5 (4.17m x 3.18m)

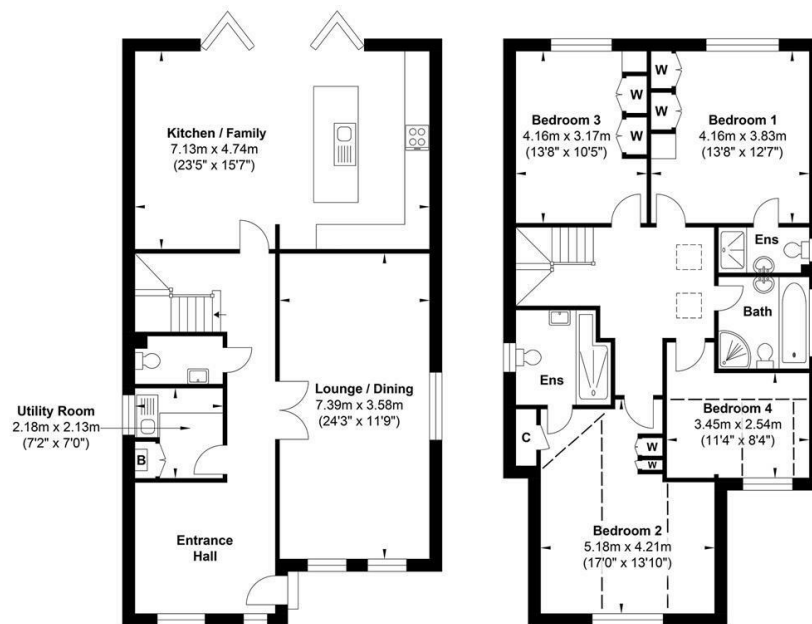
**BEDROOM FOUR**  
11'9 x 8'4 (3.58m x 2.54m)

**FAMILY BATHROOM**

**SUMMER HOUSE**  
16'7 x 7'5 (5.05m x 2.26m)

**REAR GARDEN**  
70' long x 27' wide (21.34m long x 8.23m wide)



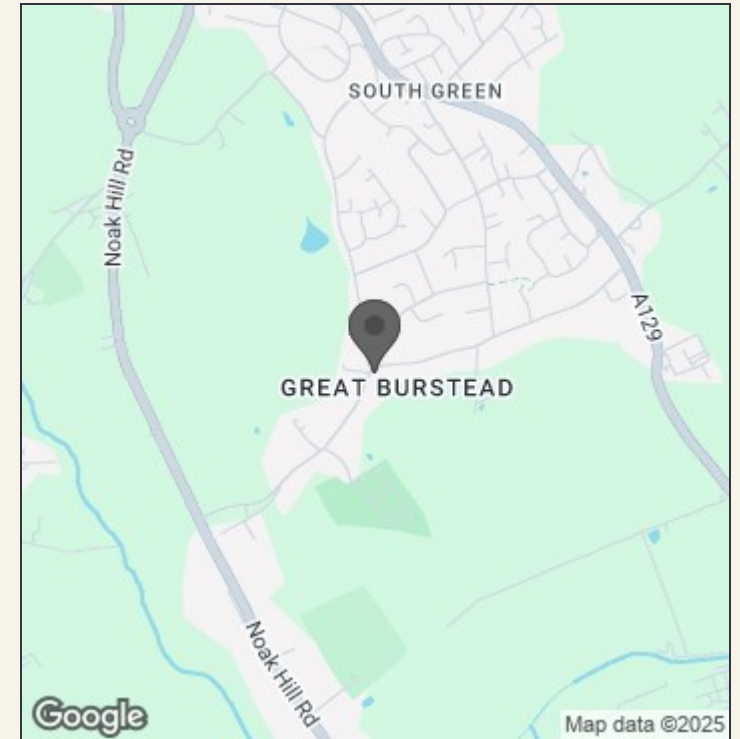


Ground Floor

First Floor

Gross Internal Floor Area : 178.94 m2 ... 1926 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>	88	89
(69-80) <b>C</b>		
(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		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	



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**VIEWING:** Strictly by prior arrangement with Ashton White Estate Agents.

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