

ASHTON  WHITE  
*Leading the way home*

28 The Grove, Billericay CM11 1AU  
£1,375,000

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# 28 The Grove

## Billericay CM11 1AU

### £1,375,000

Tucked away in a private close of just four properties, this beautifully presented five bedroom detached family home offers versatile living arranged over three floors. Perfectly positioned between Stock Road and Norsey Road, in the ever-popular Buttsbury and Mayflower area of North Billericay, the property combines contemporary family living with a desirable cul-de-sac setting.

You are welcomed into a spacious hallway with fitted storage and a ground floor cloakroom. To the rear is a bright living room/orangery featuring a striking roof lantern, bi-folding doors to the garden and a cosy wood burner, with flanking bespoke fitted cupboards, creating a wonderful family and entertaining space. To the front is a separate family room which could also serve as a formal dining room/office. The heart of the home is the impressive kitchen/breakfast room, fitted with an extensive range of units, onyx worktops and a central island breakfast bar, with further bi-folding doors leading onto the garden. A polished tiled floor runs seamlessly through to the dining area and separate utility, with access to the garden patio.

On the first floor, the principal bedroom enjoys a walk-in wardrobe and luxurious en-suite bath/shower room, with an interconnecting dressing room. The second bedroom is equally impressive with a walk-in wardrobe and en-suite, while the third double bedroom also benefits from fitted wardrobes and an en-suite. The top floor provides two further dual aspect double bedrooms and a stylish family bathroom, all accessed from a landing with built-in storage and a generous airing cupboard/loft space.

Occupying a wide south/west facing plot, the property offers extensive driveway parking to the front and a good size integral garage. The rear garden is beautifully maintained, with large paved terraces providing ideal areas for outdoor entertaining, leading onto sweeping lawns surrounded by mature shrubs, hedging and trees. The garden also contains a timber summerhouse.







**ENTRANCE HALL**  
20 x 9'8 max (6.10m x 2.95m max)

**LIVING ROOM**  
19'6 x 14'5 (5.94m x 4.39m )

**FAMILY ROOM**  
14'10 x 10'2 (4.52m x 3.10m )

**GROUND FLOOR CLOAKROOM**

**KITCHEN/BREAKFAST ROOM**  
19'6 x 15'8 (5.94m x 4.78m )

**DINING AREA**  
11'9 x 10'4 (3.58m x 3.15m )

**UTILITY ROOM**  
10'4 x 6 (3.15m x 1.83m)

**MASTER BEDROOM WITH EN-SUITE & WALK-IN WARDROBE**  
17'3 x 13'8 (5.26m x 4.17m )

**DRESSING ROOM/NURSERY**  
20'5 x 10'10 (6.22m x 3.30m )

**BEDROOM TWO WITH EN-SUITE & WALK-IN WARDROBE**  
13'3 x 13 (4.04m x 3.96m)

**BEDROOM THREE WITH EN-SUITE & BUILT-IN WARDROBES**  
15'6 max x 12'3 (4.72m max x 3.73m)

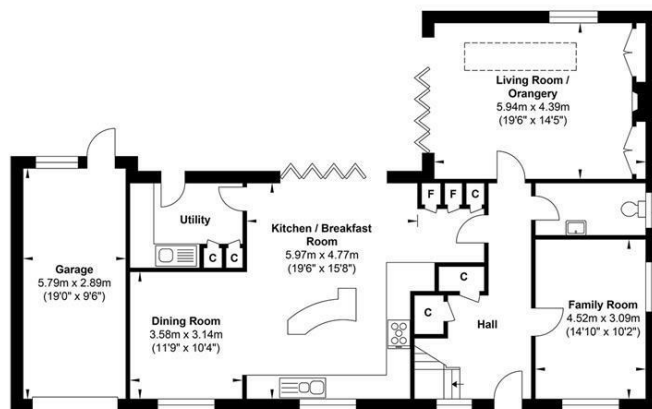
**BEDROOM FOUR**  
15'4 x 12 (4.67m x 3.66m )

**BEDROOM FIVE/STUDY**  
13 x 10'9 (3.96m x 3.28m )

**INTEGRAL GARAGE**  
19 x 9'6 (5.79m x 2.90m )

**SUMMERHOUSE/CABIN**  
17 x 9'6 (5.18m x 2.90m )





**Ground Floor**

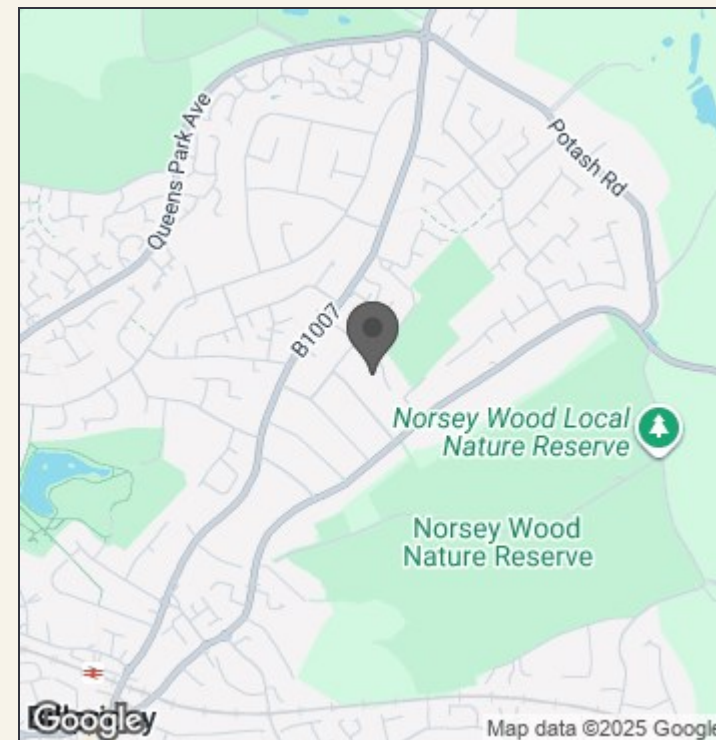


**First Floor**

**Second Floor**

**Gross Internal Floor Area : 278.5 m2 ... 2998.1 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>	76	81
(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	

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

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