

ASHTON  WHITE  
*Leading the way home*

31 Meadow Rise, Billericay CM11 2DT

Guide Price £400,000



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**\*\*GUIDE PRICE £400,000 - £425,000\*\*** Conveniently located close to local shopping amenities, and within 0.6 miles of the High Street and train station is this **FOUR BEDROOM** town house. The property is in need of modernisation, but offers plenty of space and opportunity to create a great family home, or a buy to let investment opportunity.

On the ground floor is a cloakroom and open-plan kitchen/dining room with appliances included and patio doors leading out to the garden. Up on the first floor is the bright living room with a feature fireplace, separate office/fourth bedroom and family bathroom. To the second floor is the main bedroom featuring deep built-in wardrobes, a further double bedroom and a single bedroom.

To the front of the house is a block paved driveway providing off road parking, leading to the integral garage. To the rear is a good-size garden, un-overlooked from the rear and being laid to lawn. Being sold with **NO CHAIN**





**ENTRANCE HALL**

**GROUND FLOOR  
CLOAKROOM**

4'9 x 3 (1.45m x 0.91m)

**KITCHEN/DINING  
ROOM**

15 x 10'7 (4.57m x 3.23m )

**LIVING ROOM**

15 x 12'2 (4.57m x 3.71m )

**OFFICE/BEDROOM  
FOUR**

9 x 8'4 (2.74m x 2.54m)

**BATHROOM**

6'5 x 6'2 (1.96m x 1.88m )

**BEDROOM ONE**

15 max x 11'8 max (4.57m max x 3.56m max )

**BEDROOM TWO**

15 max x 8 (4.57m max x 2.44m)

**BEDROOM THREE**

9'3 x 6'8 (2.82m x 2.03m )

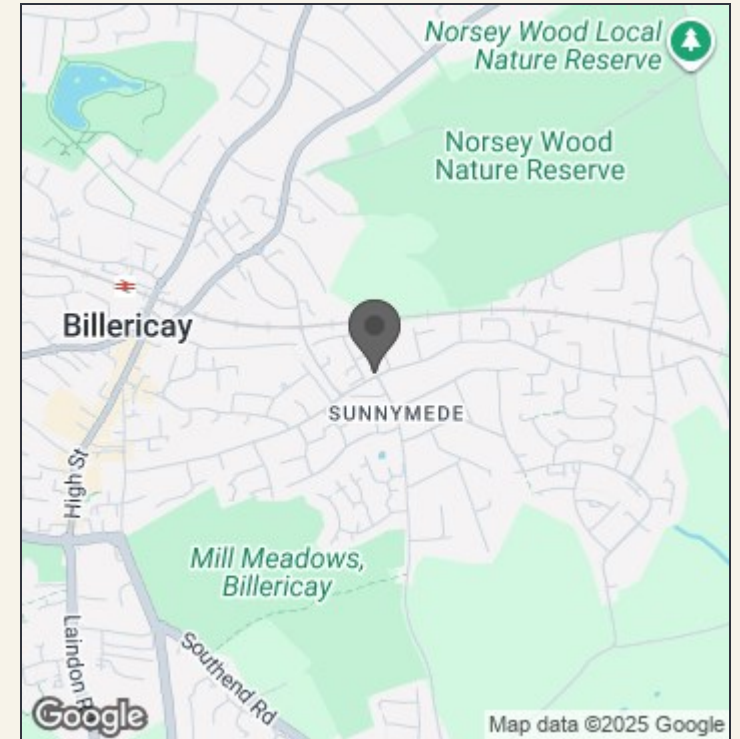
**INTEGRAL GARAGE**

**GOOD-SIZE GARDEN**

**OFF ROAD PARKING**

**NO ONWARD CHAIN**





| Energy Efficiency Rating                    |                         |           |
|---------------------------------------------|-------------------------|-----------|
|                                             | Current                 | Potential |
| Very energy efficient - lower running costs |                         |           |
| (92 plus) <b>A</b>                          |                         |           |
| (81-91) <b>B</b>                            |                         | 81        |
| (69-80) <b>C</b>                            |                         |           |
| (55-68) <b>D</b>                            | 60                      |           |
| (39-54) <b>E</b>                            |                         |           |
| (21-38) <b>F</b>                            |                         |           |
| (1-20) <b>G</b>                             |                         |           |
| Not energy efficient - higher running costs |                         |           |
| England & Wales                             | EU Directive 2002/91/EC |           |



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