



ASHTON  WHITE  
*Leading the way home*

Wheatsheaf Cottages Laindon Common Road Little Burstead,  
Billericay CM12 9TD  
£495,000



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Situated in the highly PICTURESQUE HAMLET of Little Burstead, just a few minutes' drive south of Billericay town centre, and backing Burstead Golf Club "Wheatsheaf Cottages" are a group of four white weatherboard 18th Century homes beautifully renovated in 2021/2022 to an exceptional standard throughout.

This unique end-of-terrace cottage features well-presented accommodation which comprises an open plan living room with a dining area, ground floor WC and a stylish kitchen with shaker style units finished with granite worktops, butler sink, integrated appliances, and stable door that leads to the landscaped courtyard style garden.

On the first floor, there is a long landing with loft access and doors leading to two double bedrooms and a modern white bathroom suite. Further benefits of this particular property include an attractive, private courtyard designed garden to the side of the cottage, large parking area via double timber gates with space for two cars. (further visitor parking to the rear).

Billericay town centre and mainline train station with links via Greater Anglia to London Liverpool Street are within 2 miles, and the popular Dukes Head gastro pub is just a short distance up the road.





KITCHEN/SITTING/DINING ROOM  
34'0 x 11'0<6'6 (10.36m x 3.35m<1.98m)



GROUND FLOOR CLOAKROOM  
5'0 x 2'7 (1.52m x 0.79m)

BEDROOM ONE  
16'2 x 8'0 max (4.93m x 2.44m max)

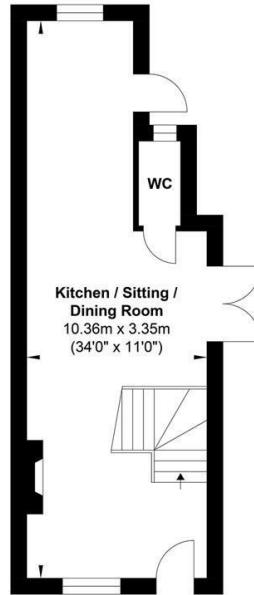
BEDROOM TWO  
11'3 x 7'6 (3.43m x 2.29m)

BATHROOM  
6'6 x 6'2 (1.98m x 1.88m)

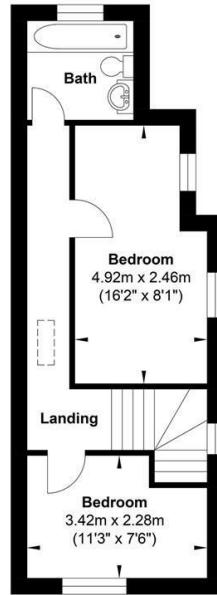
PRIVATE GARDEN

TWO PARKING SPACES





**Ground Floor**



**First Floor**

**Gross Internal Floor Area : 61.86 m<sup>2</sup> ... 665.85 ft<sup>2</sup>**

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                                 |         | 89                      |
| (81-91) B                                   |         |                         |
| (69-80) C                                   | 76      |                         |
| (55-68) D                                   |         |                         |
| (39-54) E                                   |         |                         |
| (21-38) F                                   |         |                         |
| (1-20) G                                    |         |                         |
| Not energy efficient - higher running costs |         |                         |
| England & Wales                             |         | EU Directive 2002/91/EC |

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

THESE PARTICULARS DO NOT CONSTITUTE ANY OFFER OF CONTRACT EITHER DIRECT OR COLLATERAL NOR ARE THEY TO BE ACTED UPON AS REPRESENTATIONS. ALL INTERESTED PARTIES MUST THEMSELVES VERIFY THE ACCURACY OF THESE PARTICULARS.



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