

ASHTON  WHITE  
*Leading the way home*

102 Scrub Rise, Billericay CM12 9PD  
£875,000

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# 102 Scrub Rise

## Billericay CM12 9PD

### £875,000

**\*\*NOW UNDER OFFER...!\*\*** Available with NO ONWARD CHAIN and located within a sought-after residential turning in Billericay, this SPACIOUS and well-presented four-bedroom EXTENDED detached family home offers over 1,600 sq. ft. of versatile accommodation, perfectly suited to modern family living. Positioned within EASY REACH of Billericay High Street, excellent local schools and mainline station links into London Liverpool Street, the property combines generous living space with a convenient and DESIRABLE LOCATION.

The ground floor features a bright and welcoming entrance hall leading to a spacious living room, ideal for relaxing and entertaining, alongside a separate family room providing additional reception space for growing families, a home office or playroom. A standout feature of the home is the impressive kitchen/dining room measuring over 21ft in length, offering an abundance of worktop and storage space together with ample room for dining and socialising. The kitchen overlooks the rear garden and creates the perfect hub of the home for everyday family life and entertaining guests. A separate utility room and ground floor cloakroom add further practicality, while the integral garage provides useful storage or additional potential, subject to the necessary permissions.

To the first floor, the property offers four well-proportioned bedrooms, including a generous principal bedroom with fitted storage and ensuite shower room. The remaining bedrooms are served by a modern family bathroom, making this an ideal layout for larger families.

Externally, the home benefits from a good-sized rear garden, perfect for outdoor entertaining, family enjoyment and summer gatherings. To the front, there is driveway parking and access to the garage.

This fantastic family home offers spacious accommodation throughout and early viewing is highly recommended.







GROUND FLOOR HALLWAY

FAMILY ROOM

16'2" x 9'3" (4.93m x 2.82m)

LIVING ROOM

16'10" x 11'10" (5.13m x 3.61m)

KITCHEN / DINING ROOM

21'4" x 14'4" (6.50m x 4.37m)

UTILITY ROOM

FIRST FLOOR HALLWAY

MASTER BEDROOM

17'6" x 11'6" (5.33m x 3.51m)

MASTER BEDROOM ENSUITE

BEDROOM 2

17'6" x 8'4" (5.33m x 2.54m)

BEDROOM 3

12'5" x 10'9" (3.78m x 3.28m)

BEDROOM 4

8'11 x 8'0" (2.72m x 2.44m)

FAMILY BATHROOM

GARAGE

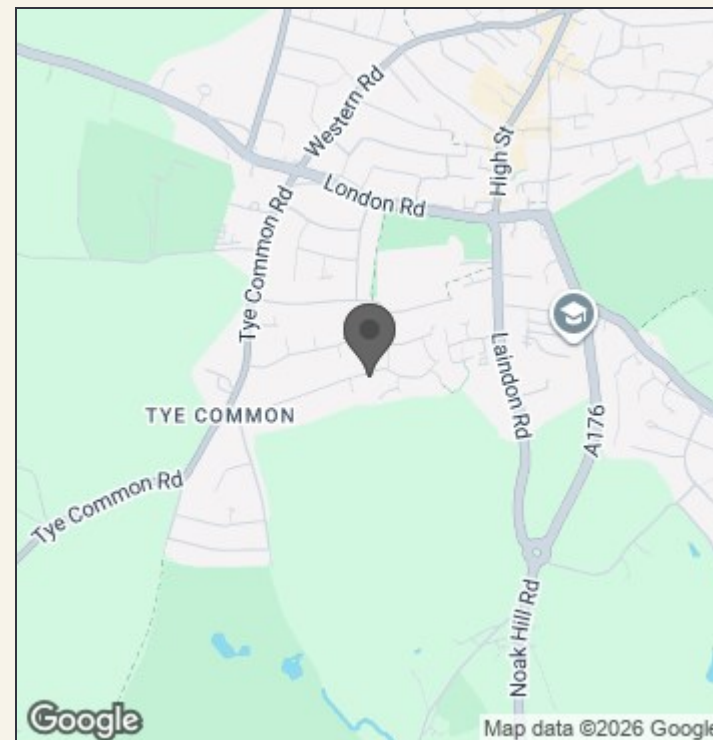
17'0" x 8'0" (5.18m x 2.44m)





Gross Internal Floor Area : 152.3 m2 ... 1639.2 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>                            |                         | <b>82</b> |
| (69-80) <b>C</b>                            | <b>70</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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