



ASHTON  WHITE
Leading the way home

31 Meadow Rise, Billericay CM11 2DT

£415,000 - £425,000

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31 Meadow Rise
Billericay CM11 2DT

****NO CHAIN**** 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)

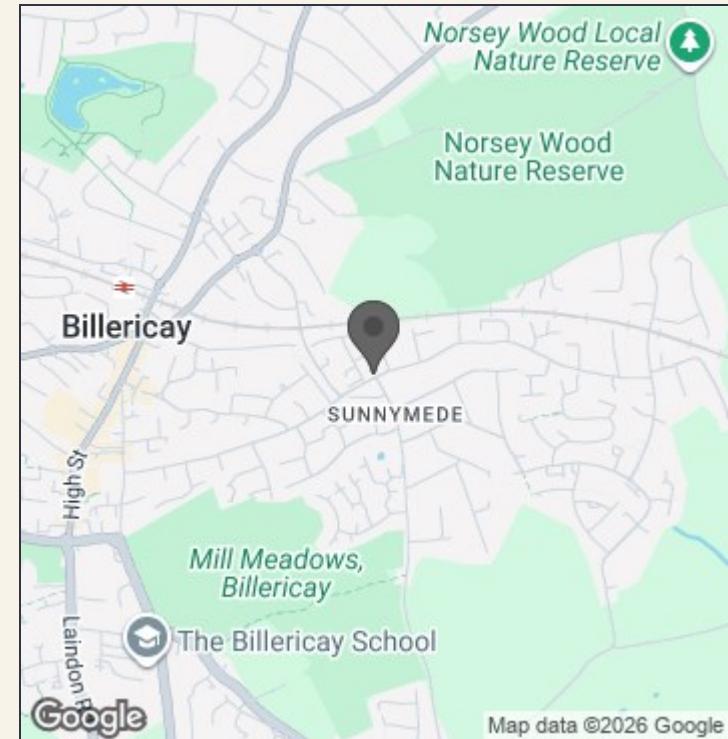
BEDROOM ONE
15 max x 11'8 max (4.57m max x
3.56m max)

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) A		
(81-91) B		81
(69-80) C		
(55-68) D		60
(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.

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**140 High Street
Billericay
Essex
CM12 9DF**
tel: 01277 659002
Email: admin@ashtonwhite.co.uk
<https://www.ashtonwhite.co.uk>