

ASHTON  WHITE
Leading the way home

31 Meadow Rise, Billericay CM11 2DT

£415,000 - £425,000



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)

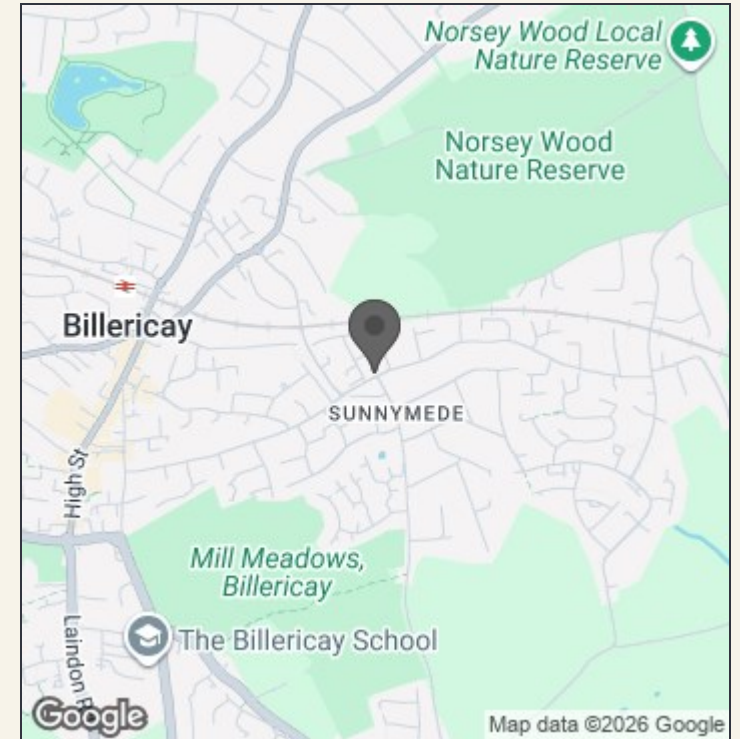
INTEGRAL GARAGE


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 	



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

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.