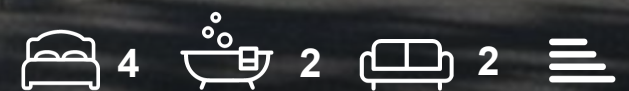


ASHTON  WHITE  
*Leading the way home*

The Conwy Southend Road, Billericay CM11 2PP  
£830,000



# The Conwy Southend Road

## Billericay CM11 2PP

PLOT 12. Built by the award-winning David Wilson Homes, The Conwy is an exceptional four-bedroom detached family home, thoughtfully designed to offer flexible living space, modern comfort and stylish interiors. Positioned overlooking attractive green open space, this impressive new-build property combines contemporary design with energy-efficient features, making it ideal for modern family life.

The heart of the home is the stunning bay-fronted open-plan kitchen and dining area, creating a bright and welcoming space perfect for entertaining or everyday living. French doors open directly onto the rear garden, seamlessly connecting indoor and outdoor spaces while filling the room with natural light. A separate utility area adds further practicality and convenience.

The spacious lounge is equally impressive, offering a relaxing retreat with its own French doors leading to the garden. A dedicated study provides the ideal home office, playroom or quiet reading space, catering perfectly to flexible lifestyles and remote working.

Upstairs, the generous main bedroom benefits from a stylish en suite shower room, creating a peaceful private sanctuary. Two further double bedrooms provide excellent accommodation for family members or guests, while the fourth single bedroom could also be used as a nursery, dressing room or additional workspace. The contemporary family bathroom is beautifully appointed with both a bath and separate walk-in shower.

This superb home also includes over £17,000 worth of upgrades and £31,250 Stamp Duty paid\*, offering outstanding value for buyers. The Show Home is now available to view, allowing purchasers to experience the quality and finish firsthand. Externally, the property benefits from a single garage, parking for three cars, EV charging and underfloor heating, combining convenience with sustainable modern living in a highly desirable setting.





GROUND FLOOR HALLWAY

KITCHEN / DINING ROOM

UTILITY

STUDY

GROUND FLOOR W/C

LOUNGE

FIRST FLOOR LANDING

BEDROOM 1

BEDROOM 1 ENSUITE

BEDROOM 2

BEDROOM 3

BEDROOM 4

FAMILY BATHROOM

£31,250 STAMP DUTY PAID\*

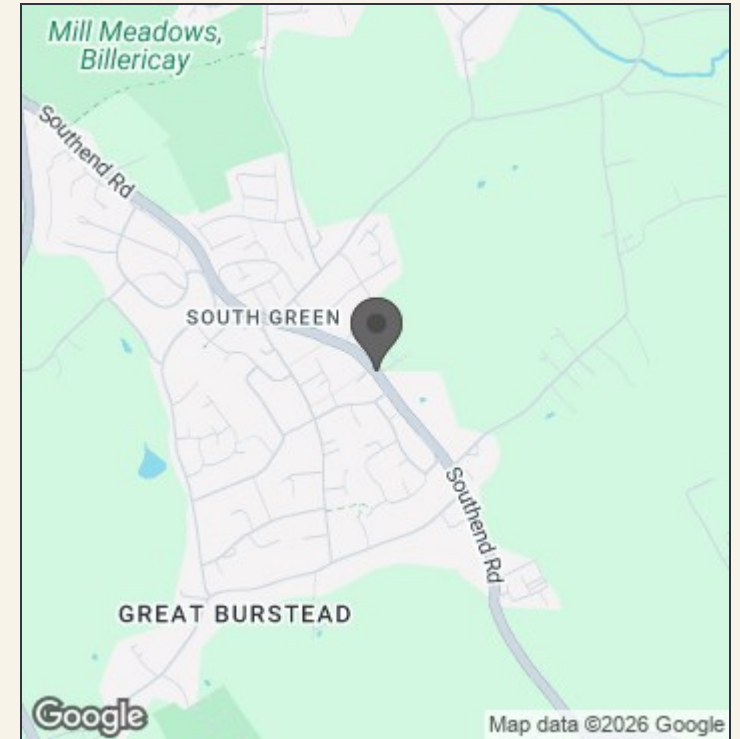
OVER £17,000 WORTH OF  
UPGRADES INCLUDED

SHOW HOME NOW READY TO  
VIEW

EV CHARGING

UNDERFLOOR HEATING

VIEWS OF GREEN OPEN SPACE



| Energy Efficiency Rating                    |                                                                                                               |           |
|---------------------------------------------|---------------------------------------------------------------------------------------------------------------|-----------|
|                                             | Current                                                                                                       | Potential |
| Very energy efficient - lower running costs |                                                                                                               |           |
| (92 plus) <b>A</b>                          |                                                                                                               |           |
| (81-91) <b>B</b>                            |                                                                                                               |           |
| (69-80) <b>C</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  |           |



**140 High Street**  
**Billericay**  
**Essex**  
**CM12 9DF**  
**tel: 01277 659002**  
**Email: [admin@ashtonwhite.co.uk](mailto: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.