

ASHTON  WHITE
Leading the way home

12 Weir Wynd, Billericay CM12 9QG
Offers In Excess Of £1,000,000

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12 Weir Wynd

Billericay CM12 9QG

****EXCEPTIONAL!!****Situated in the **HIGHLY SOUGHT-AFTER** and **RARELY AVAILABLE** location Weir Wynd, just **MINUTES WALK** from Billericay High Street, the mainline railway station, Mill Meadow Nature Reserve and the highly regarded Quilters and Billericay Schools, this exceptional four-bedroom family home has been thoughtfully refurbished and finished to an outstanding standard throughout.

Offering generous and versatile accommodation, the property is perfectly designed for modern family living. The heart of the home is the impressive open-plan kitchen, dining and family room, featuring high-quality fittings and bi-fold doors opening onto the beautifully secluded rear garden, seamlessly blending indoor and outdoor living.

Complementing this superb space are four versatile reception rooms, providing excellent flexibility for formal entertaining, family living, a home office or playroom. A spacious utility room and a ground floor cloakroom complete the accommodation on the ground floor. Upstairs, there are four well-proportioned bedrooms served by two contemporary bathrooms, including a luxurious principal suite, all finished to an exceptional standard.

Externally, the property enjoys a private and secluded rear and side garden, thoughtfully designed to create the perfect space for entertaining and relaxing. The dedicated hot tub area provides a wonderful setting to enjoy with family and friends throughout the year.

Weir Wynd is an exclusive cul-de-sac, renowned for its peaceful setting whilst remaining within easy walking distance of the High Street's array of shops, cafés and restaurants, Billericay Station with direct links into London, Mill Meadow Nature Reserve, and several outstanding local schools.





ENTRANCE HALL
19'3 x 6'0 (5.87m x 1.83m)

LIVING ROOM
16'9 x 11'10 (5.11m x 3.61m)

FAMILY ROOM
11'10 x 10'4 (3.61m x 3.15m)

KITCHEN DINER
25'7 x 14'10 (7.80m x 4.52m)

GARDEN ROOM
15'4 x 10'3 (4.67m x 3.12m)

UTILITY ROOM
12'4 x 6'2 < 4'3 (3.76m x 1.88m < 1.30m)

STUDY
7'9 x 7'7 (2.36m x 2.31m)

BEDROOM ONE
16'0 x 11'10 (4.88m x 3.61m)

ENSUITE SHOWER
6'0 x 4'6 (1.83m x 1.37m)

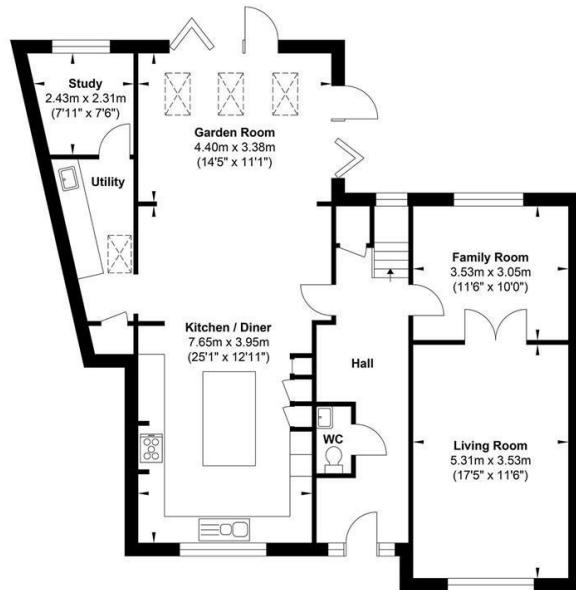
BEDROOM TWO
12'0 x 11'4 (3.66m x 3.45m)

BEDROOM THREE
12'8 x 8'0 (3.86m x 2.44m)

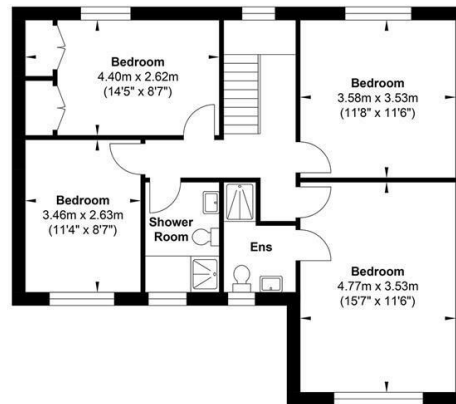
BEDROOM FOUR
10'11 x 8'9 (3.33m x 2.67m)

SHOWER ROOM
7'8 x 5'7 (2.34m x 1.70m)





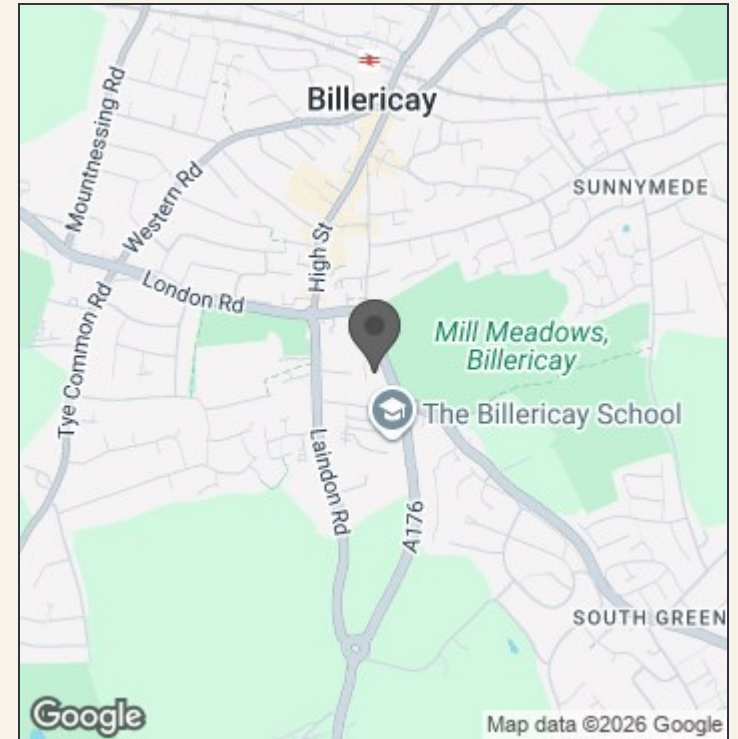
Ground Floor



First Floor

Gross Internal Floor Area : 182.0 m2 ... 1959 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) A		
(81-91) B		
(69-80) C	70	77
(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	



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

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