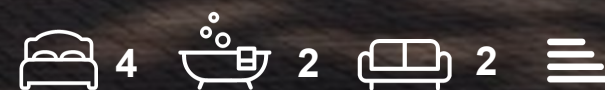


ASHTON  WHITE
Leading the way home

The Fairburn Southend Road, Billericay CM11 2PP
£840,000



The Fairburn Southend Road Billericay CM11 2PP £840,000

PLOT 11. Built by the award-winning David Wilson Homes, The Fairburn is an impressive new-build family home combining stylish modern living with practical design, set moments from beautiful open green space. Available with Part Exchange^ for a hassle-free, chain-free move, this exceptional property also benefits from upgrades worth over £18,000 and is ready to move into Summer 2026.

At the heart of the home is a stunning open-plan kitchen and dining area, perfect for both everyday family life and entertaining. Featuring a glazed walk-in bay with French doors opening onto the garden, the space is flooded with natural light and creates a seamless connection between indoor and outdoor living. A separate utility room provides additional convenience and storage.

The elegant bay-fronted lounge offers a relaxing retreat, while a dedicated study provides the ideal work-from-home space or quiet reading room.

Upstairs, the spacious main bedroom benefits from a contemporary en suite shower room, creating a private sanctuary. Two further double bedrooms provide ample accommodation for family or guests, while the fourth single bedroom could also be utilised as a dressing room, nursery or additional office space. A modern family bathroom completes the first floor.

Externally, the property enjoys a private driveway and detached garage, together with modern energy-efficient features including EV charging and underfloor heating, helping to provide comfort and lower running costs.

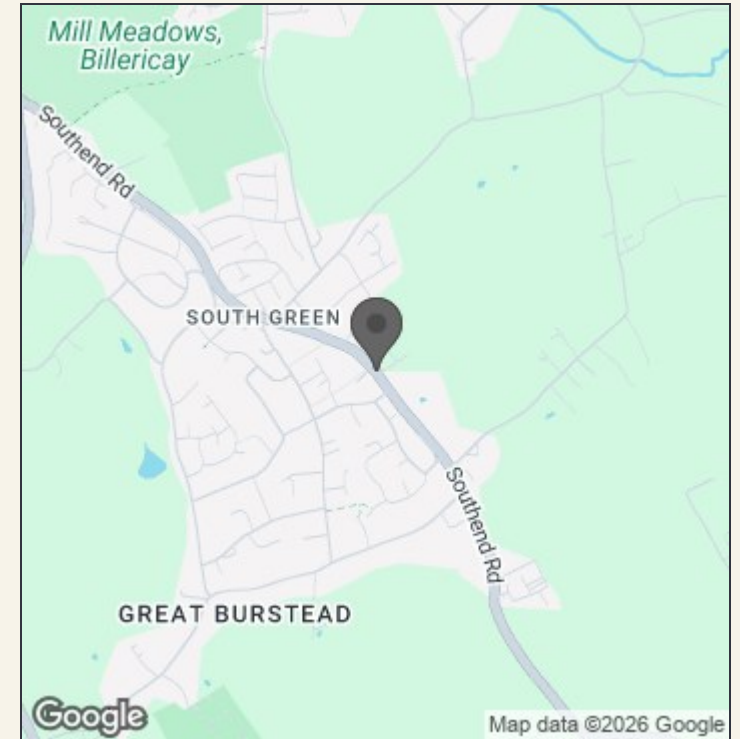
This beautifully designed home offers the perfect blend of luxury, flexibility and sustainability in a sought-after new community setting.





GROUND FLOOR HALLWAY
STUDY
LOUNGE
GROUND FLOOR W/C
KITCHEN/DINING ROOM
UTILITY
FIRST FLOOR LANDING
BEDROOM 1
BEDROOM 1 ENSUITE
BEDROOM 2
BEDROOM 3
BEDROOM 4
FAMILY BATHROOM

OVER £18,000 WORTH OF UPGRADES INCLUDED
READY TO MOVE INTO SUMMER 2026
PART EXCHANGE AVAILABLE FOR A CHAIN-FREE MOVE
BAY-FRONTED LOUNGE AND SEPARATE STUDY
EV CHARGING POINT
GARAGE & PRIVATE DRIVEWAY



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