



11 Lilford Road, Billericay CM11 1BS
£850,000

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****NEW LISTING!!**** Situated on the favoured south/west facing side of this **HIGHLY SOUGHT AFTER TURNING**, conveniently positioned between **Norsey and Stock Roads**, in the **Buttsbury/Mayflower** area of **Billericay**, is this **deceptively spacious FOUR BEDROOM** detached chalet style house.

You enter the property via a covered sideway and entrance door opening into the welcoming hallway with stairs to the first floor and built-in storage cupboard and a ground floor cloakroom.. To the front is the L shaped lounge offering ample space. There is the all important 'work from home' study, with a cupboard housing the recently installed gas boiler. Opposite is the comprehensively fitted kitchen/breakfast room which features underfloor heating and an integrated speaker system. Dark granite worktops continue onto the central island breakfast bar and integrated appliances includes; twin ovens, hob & cooker hood, fridge/freezer, dishwasher, washing machine and wine cooler. There is a separate utility room, again having underfloor heating. To the rear is a large dining/family room with double doors leading out to the garden.

Up on the first floor is a spacious landing with access to the loft space offering exceptional space with a Velux window. To the front is the master bedroom featuring built-in double depth wardrobes and an ensuite shower room. There are a further three double bedrooms and a good-size family bathroom. To the front of the house is a gravel driveway providing parking for 3 cars, leading to the link-attached garage. To the rear is a south/west facing 70' mature garden, commencing with a patio leading out to the lawned garden, well-screened by mature shrubs and trees.





ENTRANCE HALL
8'8 x 8'5 (2.64m x 2.57m)

**GROUND FLOOR
CLOAKROOM**

LOUNGE
17 x 16'7 max (5.18m x 5.05m max)

DINING/FAMILY ROOM
16'3 x 10 (4.95m x 3.05m)



STUDY
8'6 x 6'9 (2.59m x 2.06m)

**KITCHEN/BREAKFAST
ROOM**
14'5 x 14 (4.39m x 4.27m)

UTILITY ROOM
6'6 x 6 (1.98m x 1.83m)

FIRST FLOOR LANDING
9 x 8'5 (2.74m x 2.57m)



**BEDROOM ONE WITH EN-
SUITE**
15'9 x 10'3 (4.80m x 3.12m)

BEDROOM TWO
13'10 x 8'2 (4.22m x 2.49m)

BEDROOM THREE
10'4 x 8 (3.15m x 2.44m)

BEDROOM FOUR
10'4 x 8'3 (3.15m x 2.51m)



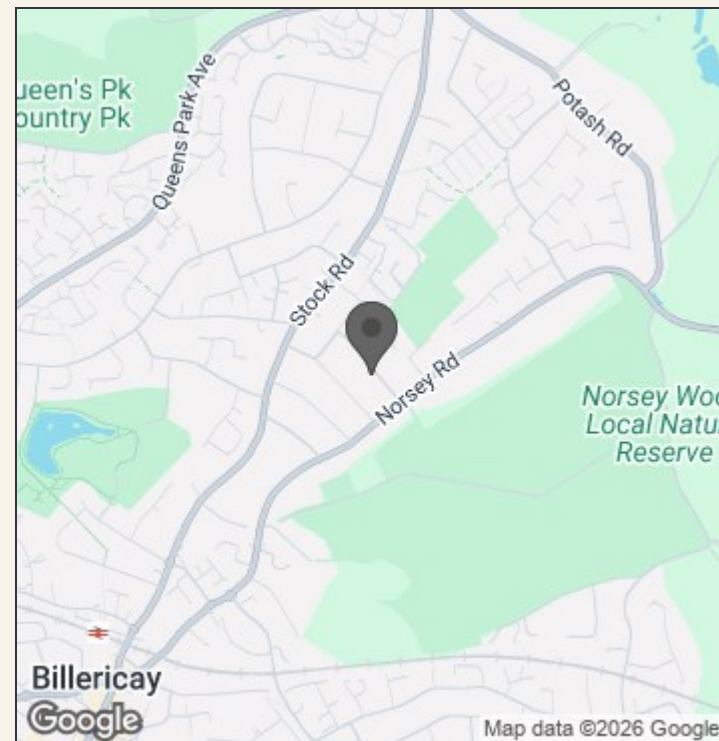
BATHROOM
11'3 x 5'7 (3.43m x 1.70m)

GARAGE
17 x 8'3 (5.18m x 2.51m)



Gross Internal Floor Area : 153.6 m2 ... 1653 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		86
(81-91) B		
(69-80) C		
(55-68) D	63	
(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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