ASHTON WHITE
Leading the way home

14 Moat Edge Gardens, Billericay CM12 0NJ

Offers In Excess Of £650,000

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SALE AGREED BY ASHTON WHITE!! . An exceptionally rare opportunity to acquire a detached family home occupying a truly UNIQUE POSITION with OUTSTANDING RE-DEVELOPMENT POTENTIAL (subject to the necessary planning permissions). Set on a magnificent SOUTH-WEST FACING plot approaching 0.21 of an acre, the property enjoys pleasant views over Lake Meadows Park.

This cherished home has remained in the same family for over 40 years and is now offered to the market with the added advantage of no onward chain.

Occupying the far corner of this highly sought-after and rarely available cul-de-sac, the property backs directly onto Lake Meadows Park and benefits from private gated access to the public footpath off Perry Street, providing convenient access to the park entrance.

Having been extended at ground floor level, the property offers bright, spacious and well-proportioned accommodation throughout. The ground floor comprises a welcoming entrance hall, two reception rooms, a generous fitted kitchen, utility room, study/home office and a cloakroom/WC. Upstairs, there are two double bedrooms, a further single bedroom, a contemporary shower room and a separate WC.

To the front, the property is set well back from the road with a driveway providing off-street parking for three to four vehicles. A substantial 29 ft tandem garage benefits from power, lighting and direct access to the rear garden.

The magnificent rear garden is undoubtedly the property's defining feature. Wrapping around the south and west elevations of the house, the expansive grounds offer exceptional privacy, enclosed by mature laurel hedging with desirable south-west orientation. The garden is predominantly laid to lawn and also includes a summerhouse, two large timber sheds, and greenhouse.
Offering enormous scope to extend, remodel or redevelop (S.T.P.P.), this is an exceptionally rare opportunity to create a truly outstanding family home in one of the area's most desirable and unique settings.

ENTRANCE HALLWAY

GROUND FLOOR W.C.

DINING HALL
14'5 x 12'9 (4.39m x 3.89m)

LOUNGE
22'0 x 14'9 < 9'6 (6.71m x 4.50m < 2.90m)

CONSEVATORY
12'0 x 7'9 (3.66m x 2.36m)

KITCHEN
11'8 x 9'0 (3.56m x 2.74m)

UTILITY ROOM
14'5 x 7'10 (4.39m x 2.39m)

OFFICE
14'5 x 6'8 max (4.39m x 2.03m max)

BEDROOM ONE
12'5 x 11'9 (3.78m x 3.58m)

BEDROOM TWO
10'0 x 9'10 (3.05m x 3.00m)

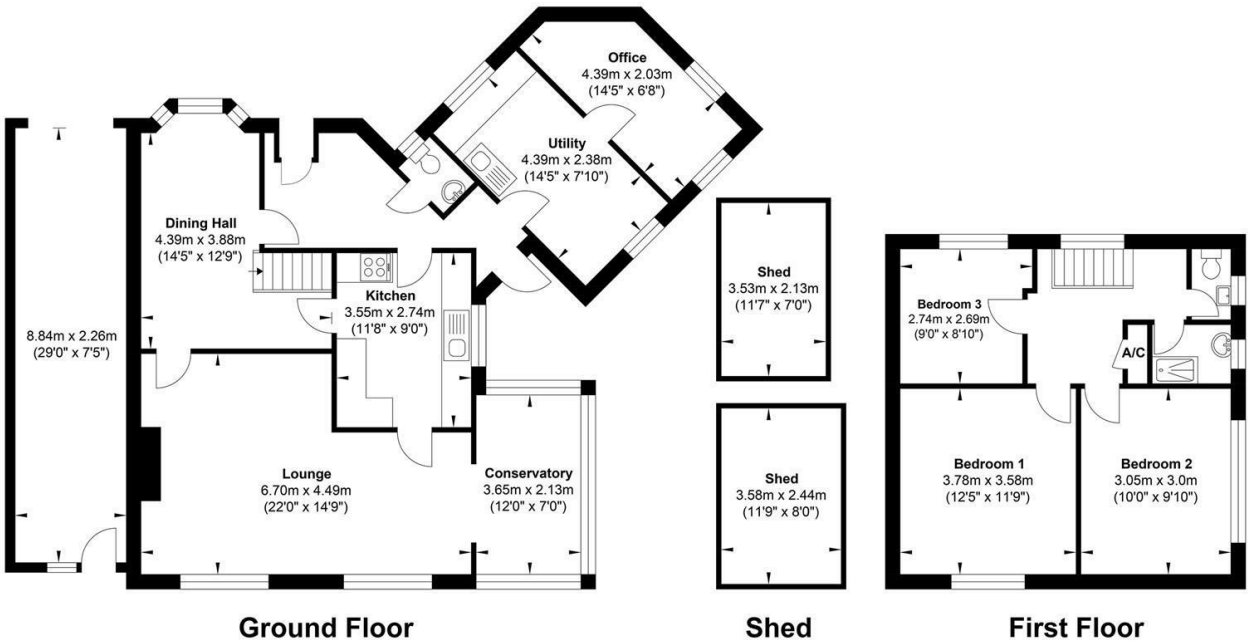
BEDROOM THREE
9'0 x 8'10 (2.74m x 2.69m)

SHOWER ROOM & SEPARATE W.C.

ATTACHED GARAGE
29'0 x 7'5 (8.84m x 2.26m)

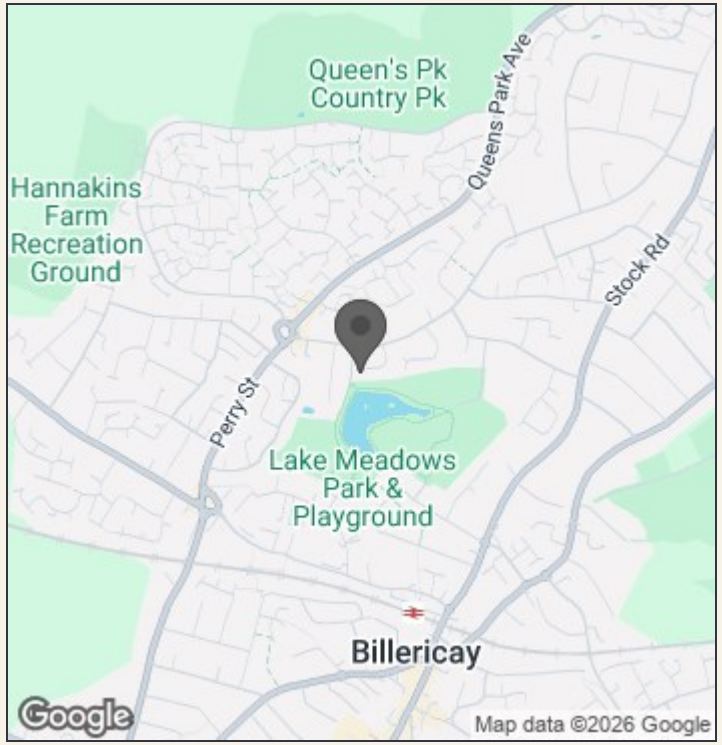
SOUTH-WEST FACING 0.21 ACRE PLOT

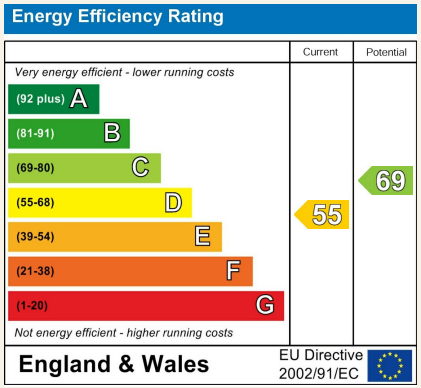
NO ONWARD CHAIN



Gross Internal Floor Area : 155.76 m2 ... 1676.58 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.





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