

ASHTON  WHITE  
*Leading the way home*



31 Meadow Rise, Billericay CM11 2DT

£409,995 - £425,000

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31 Meadow Rise  
Billericay CM11 2DT

**\*\*NO CHAIN\*\*** Conveniently located close to local shopping amenities, and within 0.6 miles of the High Street and train station is this **FOUR BEDROOM** town house. The property is in need of modernisation, but offers plenty of space and opportunity to create a great family home, or a buy to let investment opportunity.

On the ground floor is a cloakroom and open-plan kitchen/dining room with appliances included and patio doors leading out to the garden. Up on the first floor is the bright living room with a feature fireplace, separate office/fourth bedroom and family bathroom. To the second floor is the main bedroom featuring deep built-in wardrobes, a further double bedroom and a single bedroom.

To the front of the house is a block paved driveway providing off road parking, leading to the integral garage. To the rear is a good-size garden, un-overlooked from the rear and being laid to lawn. Being sold with **NO CHAIN**





**ENTRANCE HALL**

**GROUND FLOOR  
CLOAKROOM**

4'9 x 3 (1.45m x 0.91m)

**KITCHEN/DINING  
ROOM**

15 x 10'7 (4.57m x 3.23m )

**LIVING ROOM**

15 x 12'2 (4.57m x 3.71m )

**OFFICE/BEDROOM  
FOUR**

9 x 8'4 (2.74m x 2.54m)

**BATHROOM**

6'5 x 6'2 (1.96m x 1.88m )

**BEDROOM ONE**

15 max x 11'8 max (4.57m max x  
3.56m max )

**BEDROOM TWO**

15 max x 8 (4.57m max x 2.44m)

**BEDROOM THREE**

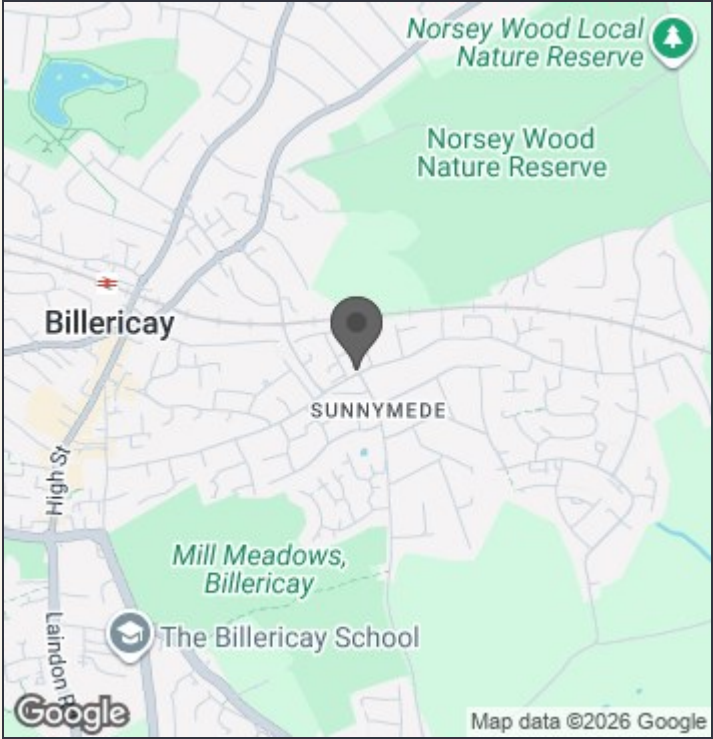
9'3 x 6'8 (2.82m x 2.03m )

**INTEGRAL GARAGE**

**GOOD-SIZE GARDEN**

**OFF ROAD PARKING**

**NO ONWARD CHAIN**



Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92 plus) <b>A</b>			
(81-91) <b>B</b>			<b>81</b>
(69-80) <b>C</b>			
(55-68) <b>D</b>		<b>60</b>	
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
<i>Not energy efficient - higher running costs</i>			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	



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

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