

ASHTON  WHITE
Leading the way home

14 Raven Crescent, Billericay CM12 0JF
£550,000

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An EXCEPTIONAL three-bedroom family home, BEAUTIFULLY STYLED and finished to an OUTSTANDING specification, ideally positioned within EASY REACH of Billericay Station, local amenities at Queens Park, and a selection of highly regarded infant and junior schools.

Immaculately presented throughout, this impressive property offers thoughtfully designed accommodation with a strong emphasis on quality and contemporary living. A welcoming entrance hall, enhanced by elegant wall panelling, leads into the principal reception spaces. Herringbone Amtico flooring flows seamlessly through the hallway, cloakroom, kitchen, utility room and living room, while the kitchen also benefits from underfloor heating.

The stunning recently fitted kitchen features pastel grey shaker-style cabinetry complemented by contrasting white quartz work surfaces, a breakfast bar, and a comprehensive range of integrated appliances. A discreet pocket door provides access to the separate utility room.

The spacious living room provides an excellent entertaining and family space. A bespoke media wall incorporates a stylish recessed gas flame-effect fireplace, creating an attractive focal point, while French doors open directly onto the beautifully secluded rear garden.

The first floor accommodation comprises a principal bedroom benefiting from a cleverly concealed walk-in dressing room, hidden behind a run of fitted wardrobe doors, together with a bespoke fitted en-suite shower room. Two further generously sized bedrooms are served by a contemporary family bathroom.

Externally, the property is screened from the road by mature hedging and trees, providing a high degree of privacy. There is off-road parking to the front, alongside a shared driveway leading to a detached garage.

The rear garden extends to approximately 60 feet in length and enjoys a westerly aspect, offering a wonderful degree of seclusion. A particular feature is the substantial outbuilding, currently utilised as a home office/games room.





SPACIOUS ENTRANCE HALL
16'0 x 8'8 (4.88m x 2.64m)

GROUND FLOOR CLOAKROOM
6'0 x 4'7 (1.83m x 1.40m)

LIVING ROOM
18'9 x 10'10 (5.72m x 3.30m)

KITCHEN
11'4 x 8'10 (3.45m x 2.69m)

UTILITY ROOM
9'8 x 3'0 (2.95m x 0.91m)

BEDROOM ONE
11'10 max x 10'9 (3.61m max x 3.28m)

DRESSING ROOM
6'7 x 5'5 (2.01m x 1.65m)

EN-SUITE SHOWER
6'5 6'0 (1.96m 1.83m)

BEDROOM TWO
10'10 x 8'11 (3.30m x 2.72m)

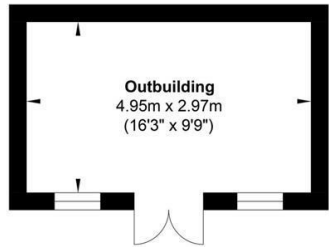
BEDROOM THREE
9'4 x 7'9 (2.84m x 2.36m)

FAMILY BATHROOM
6'3 x 5'5 (1.91m x 1.65m)

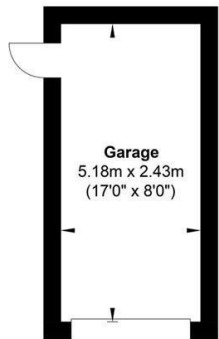
OUTBUILDING
16'3 x 9'9 (4.95m x 2.97m)

GARAGE
17'0 x 8'0 (5.18m x 2.44m)

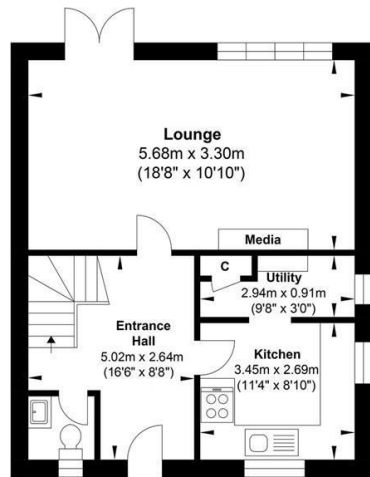
REAR GARDEN
60' long (18.29m long)



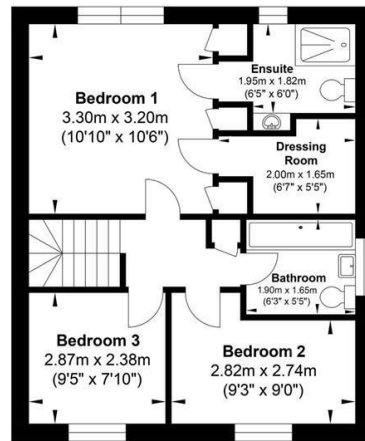
Outbuilding
4.95m x 2.97m
(16'3" x 9'9")



Garage
5.18m x 2.43m
(17'0" x 8'0")



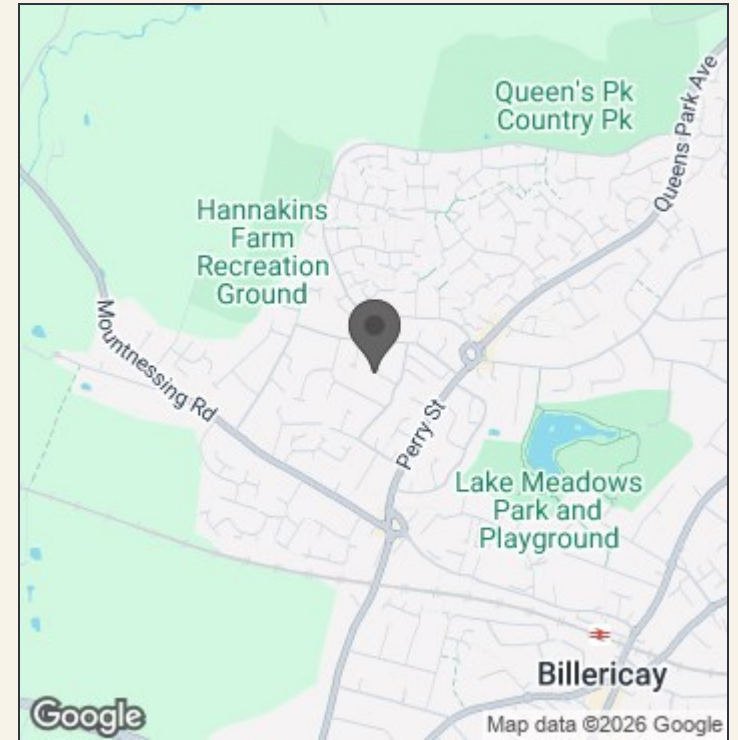
Ground Floor



First Floor

Gross Internal Floor Area : 106.24 m2 ... 1143.55 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			
(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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