

ASHTON  WHITE  
*Leading the way home*

121 Mountnessing Road, Billericay CM12 9HA  
Offers In Excess Of £900,000

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# 121 Mountnessing Road Billericay CM12 9HA Offers In Excess Of

**\*\*GUIDE PRICE RANGE £900,000-£950,000.\*\***  
A deceptively spacious five-bedroom detached family home considerably remodelled and **SIGNIFICANTLY EXTENDED** within the last eight years to now provide in excess of 2400 sq.ft of accommodation, plus the added benefit of an established rear garden with westerly aspect in excess of 120' backing fields.

The property features a generous entrance hall with ground floor cloakroom, access to bedroom five/office, comfortable lounge with square bay to front, staircase to the first floor and further door opening to the impressive centrepiece of the house, an exceptional forty-one foot open-plan kitchen/family/dining area with quadruple bi-folding doors to garden, lantern skylight, underfloor heating, recessed spotlights to ceiling and bespoke fitted kitchen including steam oven, Franke boiling water tap, and large centre island/breakfast bar. There is also a useful separate utility room with further access to garden.

To the first floor there are four bedrooms, the spacious master located to the rear and featuring a lovely Juliet balcony with double doors opening to reveal far reaching views over the surrounding fields. There is built-in eaves storage plus a generous walk-in dressing room and separate ensuite shower room. The three remaining bedrooms are positioned to the front of the property and an impressive bespoke family bathroom with bath and separate walk-in shower complete the upper accommodation.

Outside, the house lies back from the road to enable parking for 3-4 cars. Pedestrian access to the rear of the house is via side paved pathway. The elevated paved patio terrace extends across the rear of the house, an ideal area for summer barbeques and family gatherings. Enclosed by an attractive wrought-iron balustrade, from here steps descend to an extensive lawn flanked on one side by mature trees and shrubs.





ENTRANCE HALL

GROUND FLOOR CLOAKROOM

LOUNGE

15'0 x 11'9 (4.57m x 3.58m)

BEDROOM FIVE

8'9 x 8'8 (2.67m x 2.64m)

KITCHEN/FAMILY/DINING

41'0 x 25'0 < 16'6 (12.50m x 7.62m < 5.03m)

UTILITY ROOM

8'10 x 5'3 (2.69m x 1.60m)

BEDROOM ONE

15'0 13'0 (4.57m 3.96m)

EN-SUITE SHOWER

6'6 x 4'10 (1.98m x 1.47m)

DRESSING ROOM

7'4 max x 6'0 max (2.24m max x 1.83m max)

BEDROOM TWO

11'0 x 8'5 (3.35m x 2.57m)

BEDROOM THREE

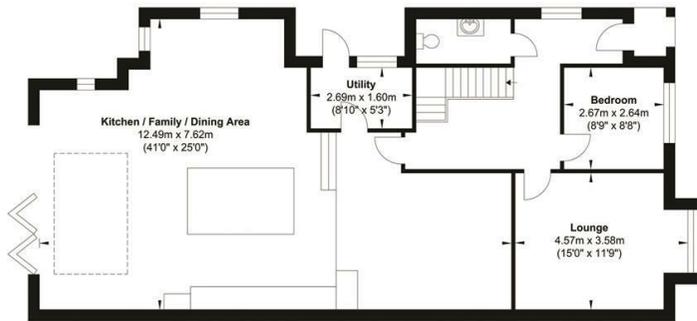
15'6 x 7'4 (4.72m x 2.24m)

BEDROOM FOUR

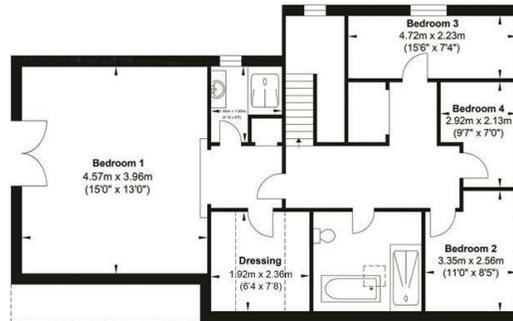
9'7 < 7'7 x 7'0 (2.92m < 2.31m x 2.13m)

FAMILY BATH/SHOWER

8'9 x 7'2 (2.67m x 2.18m)



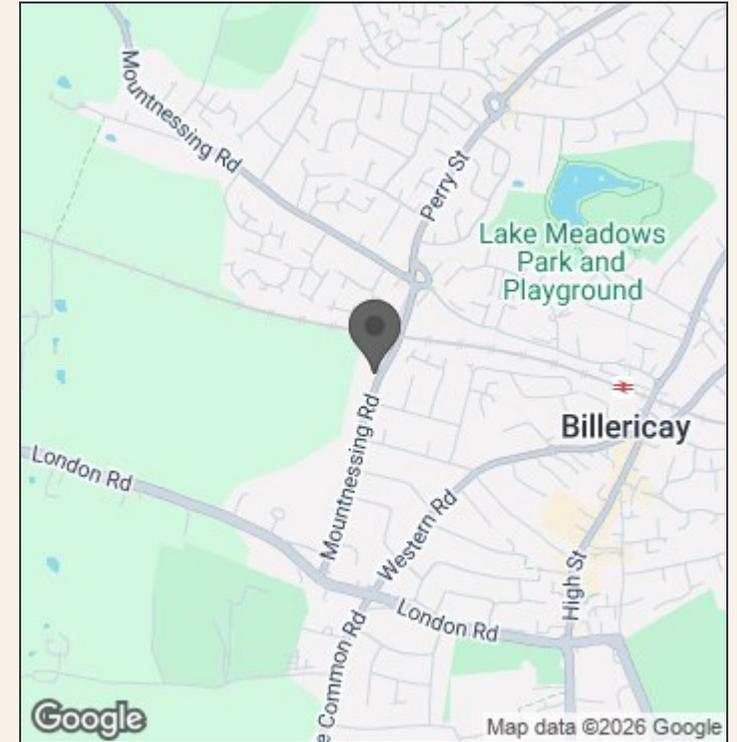
**Ground Floor**



**First Floor**

Gross Internal Floor Area : 229m<sup>2</sup> ... 2465ft<sup>2</sup>

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) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>		77	84
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not energy efficient - higher running costs			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	



**140 High Street**  
**Billericay**  
**Essex**  
**CM12 9DF**  
**tel: 01277 659002**  
**Email: admin@ashtonwhite.co.uk**  
**https://www.ashtonwhite.co.uk**

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