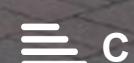




9A Margeth Road, Billericay CM12 9UT  
GUIDE PRICE £650,000 - £675,000

 4  2  3  c

# 9A Margeth Road Billericay CM12 9UT

Guide Price £650,000 - £675,000  
Situated in a small cul-de-sac on the south side of Billericay is this spacious four bedroom detached house, with an OUTSTANDING 120' REAR GARDEN and extensive parking.

You enter the property into a welcoming hallway with a built-in storage cupboard and access to the ground floor shower room, fitted with a white suite. To the front is a well-proportioned study, idea for those working from home. To the rear is the living room with a feature fireplace and doors leading out to the garden patio. An archway leads round to the separate dining room, which also gives access to the kitchen which is fitted in a range of oak style units, with a side door leading to the side access out to the garden.

Up on the first floor is the landing area with access to the loft. The main bedroom is situated to the rear, overlooking the delightful garden, and has a built-in wardrobe. There are three further good-size bedrooms and the family bathroom which is fitted with a white suite.

To the front of the house is a driveway offering ample off street parking and leading to the large attached garage which also contains the gas fired boiler. To the rear is the outstanding 120' south/west facing garden, which commences a paved patio leading out to the extensive lawn with mature flower and shrub beds and a timber garden shed.





**ENTRANCE HALL**  
9'2 x 6'2 (2.79m x 1.88m )

**GROUND FLOOR SHOWER ROOM**  
9 x 5'3 (2.74m x 1.60m )

**LIVING ROOM**  
19x 11'10 (5.79mx 3.61m )

**DINING ROOM**  
10'4 x 10 (3.15m x 3.05m )

**KITCHEN**  
11'8 x 10 (3.56m x 3.05m )

**BEDROOM ONE**  
13 x 11'4 (3.96m x 3.45m )

**BEDROOM TWO**  
10'9 x 10 (3.28m x 3.05m )

**BEDROOM THREE**  
11'4 x 9 (3.45m x 2.74m )

**BEDROOM FOUR**  
12 x 7'10 (3.66m x 2.39m )

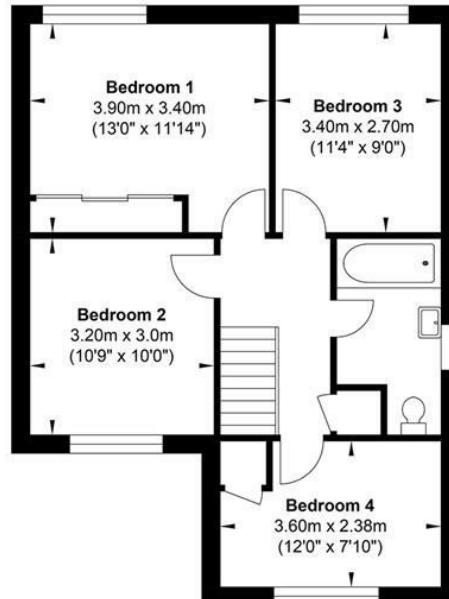
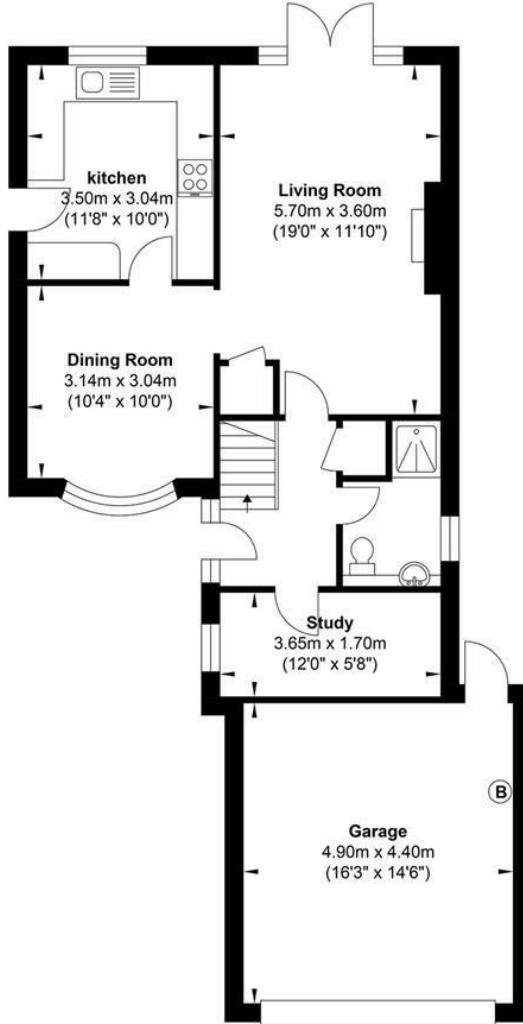
**FAMILY BATHROOM**  
9'5 x 5'7 (2.87m x 1.70m )

**LARGE GARAGE**  
16'3 x 14'6 (4.95m x 4.42m )

**REAR GARDEN**  
120' (36.58m)

**SOLAR PANELS**





## Ground Floor

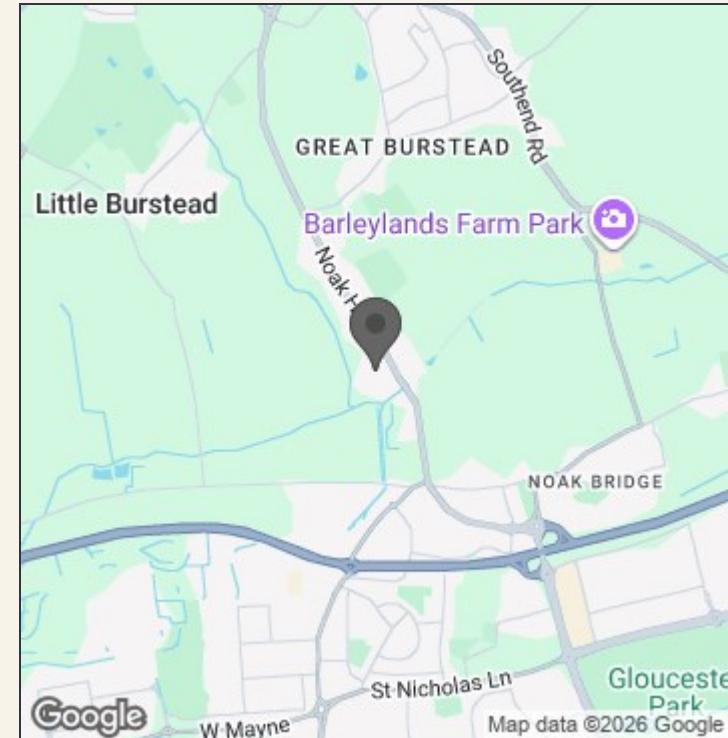
## First Floor

**Gross Internal Floor Area : 135.8 m<sup>2</sup> ... 1461 ft<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.

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

THESE PARTICULARS DO NOT CONSTITUTE ANY OFFER OF CONTRACT EITHER DIRECT OR COLLATERAL NOR ARE THEY TO BE ACTED UPON AS REPRESENTATIONS. ALL INTERESTED PARTIES MUST THEMSELVES VERIFY THE ACCURACY OF THESE PARTICULARS.



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B	86	
(69-80) C	79	
(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		



**140 High Street  
Billericay  
Essex  
CM12 9DF  
tel: 01277 659002  
Email: [admin@ashtonwhite.co.uk](mailto:admin@ashtonwhite.co.uk)  
<https://www.ashtonwhite.co.uk>**