



Keith
Ashton

Montague Way,
Billericay



20 MONTAGUE WAY

Billericay, CM12 0UB

A beautifully presented five-bedroom detached family home offering approximately 1,806 sq ft of versatile accommodation arranged over three floors. Ideally positioned just 0.8 miles from Billericay station, the property combines generous family living space with an impressive kitchen/diner, landscaped rear garden and excellent entertaining facilities.

The property is ideally located for families and commuters, with Billericay station approximately a 15 minute walk away and a selection of well-regarded schools, parks and open spaces all within easy reach.

Offers In Excess Of £700,000

- DETACHED FAMILY HOME
- BEAUTIFULLY PRESENTED THROUGHOUT
- FIVE BEDROOMS
- ENSUITE TO PRINCIPAL BEDROOM
- 0.8 MILES TO BILLERICAY STATION
- LOW MAINTENANCE GARDEN
- HIGHLY REGARDED SCHOOLS NEARBY
- GARAGE



Description

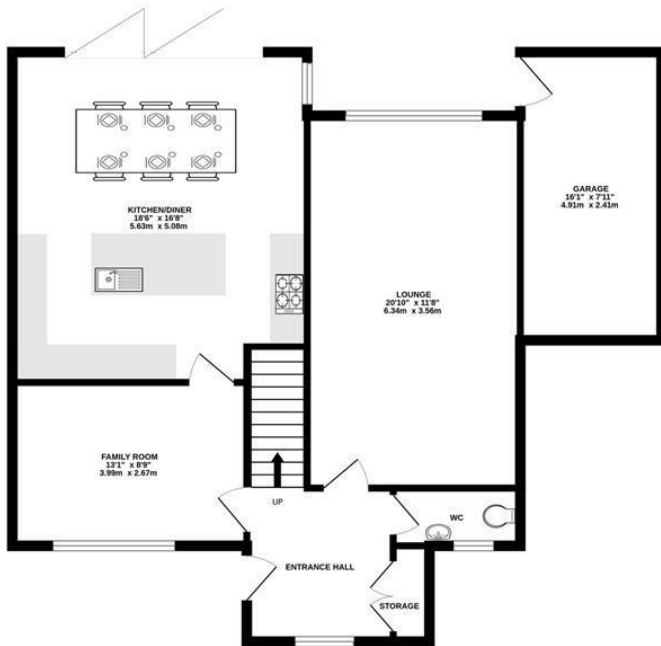
The heart of the home is the spacious kitchen/diner, featuring contemporary cabinetry, a central island and integrated appliances, with Velux rooflights providing an abundance of natural light. Bi-fold doors open directly onto the rear garden, creating a seamless connection between the kitchen and outside entertaining space.

The flexible accommodation includes a generous lounge overlooking the garden, separate family room, ground-floor WC, five bedrooms, ensuite facilities to the main bedroom, family bathroom and additional WC. The two bedrooms occupying the second floor provide particularly useful flexibility for teenagers, guests or home working.

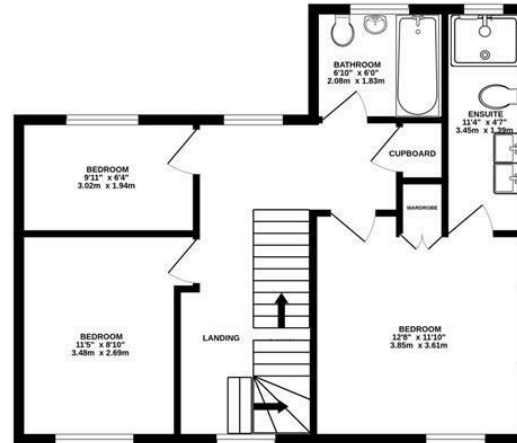
Outside, the low-maintenance rear garden has been designed for entertaining, with extensive decking, dedicated seating areas, hot tub and artificial lawn. To the front, a private driveway provides off-street parking and leads to the garage which benefits from direct access into the garden.



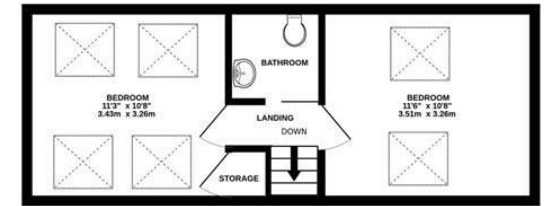
GROUND FLOOR
922 sq.ft. (85.7 sq.m.) approx.



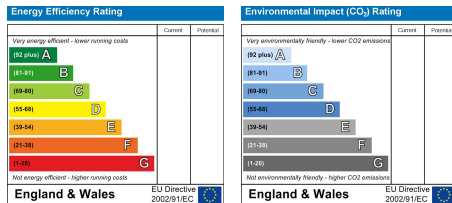
1ST FLOOR
580 sq.ft. (53.9 sq.m.) approx.



2ND FLOOR
304 sq.ft. (28.2 sq.m.) approx.



TOTAL FLOOR AREA : 1806 sq.ft. (167.8 sq.m.) approx.
Measurements are approximate. Not to scale. Illustrative purposes only
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SERVICES:

Local Authority: Billericay
Council tax band: E
Post code: CM12 0UB

VIEWING:

Strictly by prior arrangement with Keith Ashton Estate Agents

OPENING HOURS:

Monday to Friday: 8.45AM - 6.30PM | Saturdays: 9AM - 5.30PM | Sundays: 10AM - 2PM

MORTGAGE INFORMATION: We offer the additional facility of an in-house Independent Financial Adviser who will access all mortgage lenders with the purpose of providing you with the benefit of choice. For quotations or comparables please call 01277 260858 or visit our interactive website at www.mortgagebusiness.net



We the Agent have not tested any apparatus, fittings or services for this property. The plot size is intended merely as a guide and has not been officially measured or verified by the Agent. Photographs are for illustration only and may depict items which are not for sale or included in the sale of the property. As part of the service we offer we may recommend ancillary services to you which we believe may help you with your property transaction. We wish to make you aware, that should you decide to use these services we will receive a referral fee. For full and detailed information please visit 'terms and conditions' on our website www.keithashton.co.uk

Brentwood
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