

ASHTON WHITE
Leading the way home

1a Horace Road, Billericay CM11 1AA

Guide Price £700,000

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Billericay CM11 1AA

**SALE AGREED BY ASHTON WHITE!! ** Available with NO ONWARD CHAIN | CLOSE TO BILLERICAY STATION

Situated in this highly sought-after road, conveniently positioned for both Billericay High Street and the mainline railway station, is this spacious three/four bedroom detached house, benefitting from a generous 90ft rear garden and excellent potential for family living.

The welcoming entrance hall features a return staircase to the first floor and a convenient ground floor cloakroom. To the front of the property is a well-appointed kitchen/breakfast room, fitted with a range cooker, cooker hood and fridge/freezer. To the rear, the separate dining room leads through to a well-proportioned living room, with French doors opening directly onto the rear garden. The former integral garage has been thoughtfully converted to provide a versatile fourth bedroom or large study, ideal for those working from home or requiring additional ground-floor accommodation.

On the first floor are three well-proportioned bedrooms, including a main bedroom with built-in wardrobes and a private en-suite shower room. A particularly spacious family bathroom completes the first-floor accommodation and features a white suite with a freestanding bath.

Outside, the property benefits from a block-paved driveway providing off-street parking, while the impressive rear garden extends approximately 90ft, offering excellent space for entertaining and family enjoyment. The garden includes a paved patio, covered side storage area and, towards the rear, a timber deck and pergola, creating an attractive outdoor seating and entertaining area.

























ENTRANCE HALL

GROUND FLOOR CLOAKROOM

LIVING ROOM
14'2 x 11'8 (4.32m x 3.56m)

DINING ROOM
9'10 x 8'2 (3.00m x 2.49m)

KITCHEN/BREAKFAST ROOM
20'0 x 10'0 (6.10m x 3.05m)

BEDROOM FOUR/STUDY
15'5 x 7'9 (4.70m x 2.36m)

MASTER BEDROOM
13'3 x 12'0 (4.04m x 3.66m)

EN-SUITE SHOWER

BEDROOM TWO
11'7 x 10'3 (3.53m x 3.12m)

BEDROOM THREE
12'4 x 7'6 (3.76m x 2.29m)

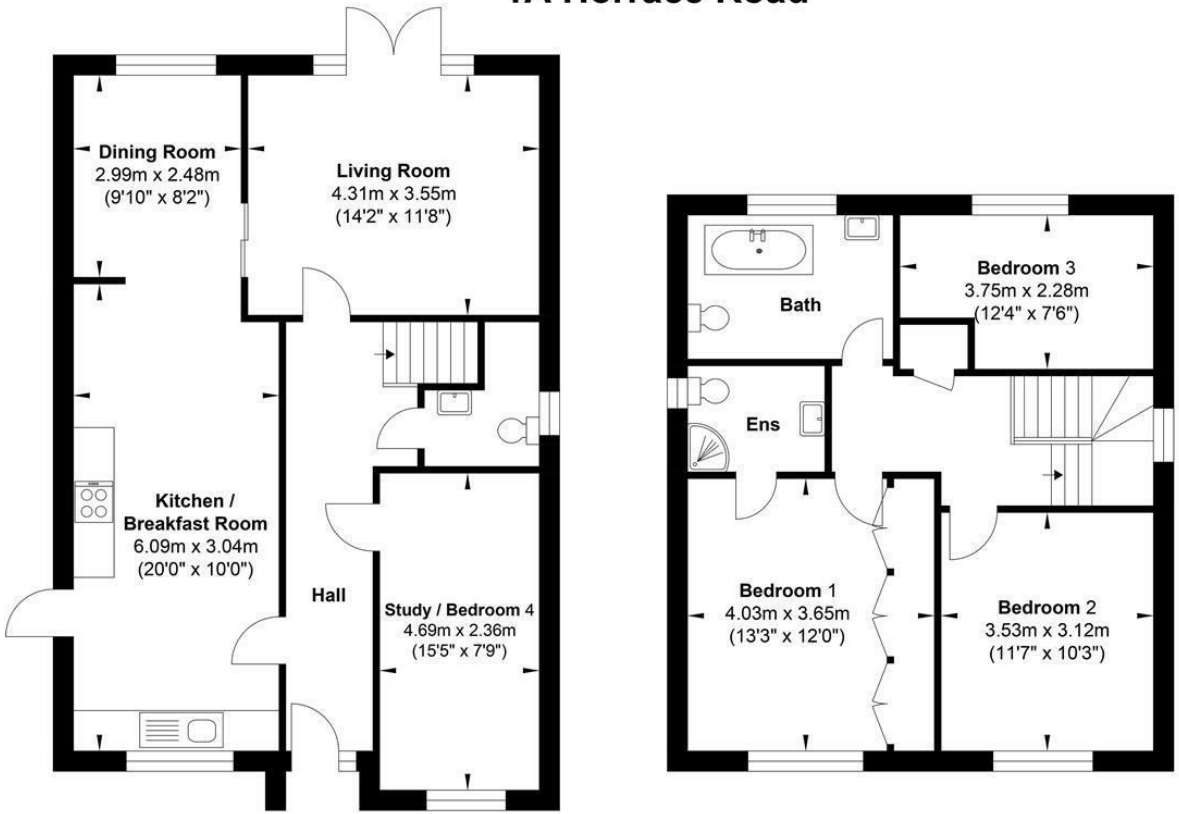
FAMILY BATHROOM
10'0 x 7'0 (3.05m x 2.13m)

OFF STREET PARKING

REAR GARDEN 90' LONG

CONVENIENT FOR HIGH ST. & STATION.

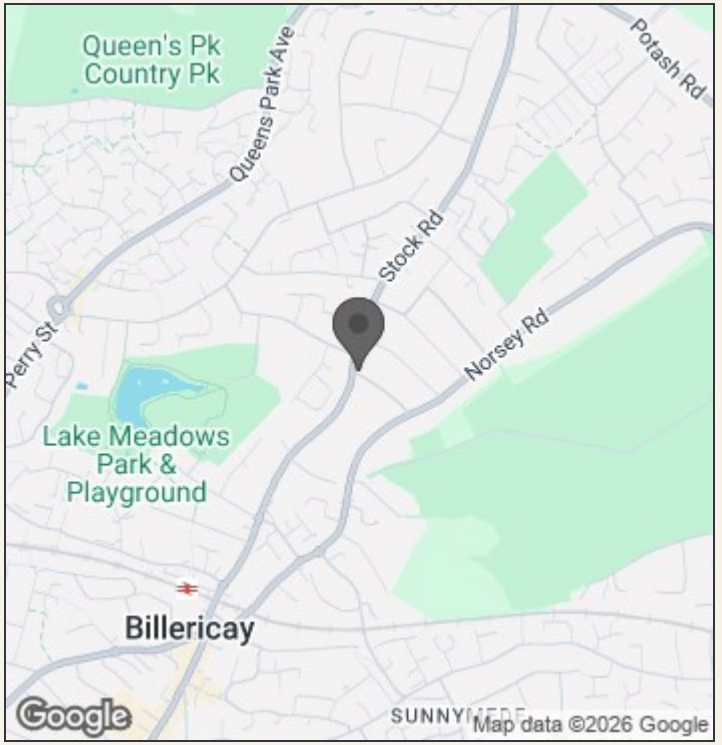
1A Horrace Road

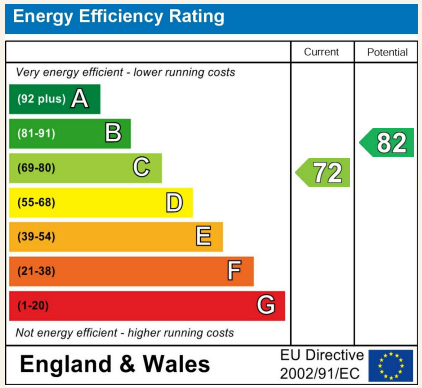


Ground Floor **First Floor**

Gross Internal Floor Area : 124.9 m2 ... 1344.41 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.





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

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