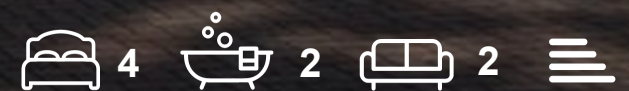


ASHTON  WHITE  
*Leading the way home*



The Fairburn Southend Road, Billericay CM11 2PP  
£840,000



# The Fairburn Southend Road Billericay CM11 2PP

£840,000

PLOT 11. Built by the award-winning David Wilson Homes, The Fairburn is an impressive new-build family home combining stylish modern living with practical design, set moments from beautiful open green space. Available with Part Exchange^ for a hassle-free, chain-free move, this exceptional property also benefits from upgrades worth over £18,000 and is ready to move into Summer 2026.

At the heart of the home is a stunning open-plan kitchen and dining area, perfect for both everyday family life and entertaining. Featuring a glazed walk-in bay with French doors opening onto the garden, the space is flooded with natural light and creates a seamless connection between indoor and outdoor living. A separate utility room provides additional convenience and storage.

The elegant bay-fronted lounge offers a relaxing retreat, while a dedicated study provides the ideal work-from-home space or quiet reading room.

Upstairs, the spacious main bedroom benefits from a contemporary en suite shower room, creating a private sanctuary. Two further double bedrooms provide ample accommodation for family or guests, while the fourth single bedroom could also be utilised as a dressing room, nursery or additional office space. A modern family bathroom completes the first floor.

Externally, the property enjoys a private driveway and detached garage, together with modern energy-efficient features including EV charging and underfloor heating, helping to provide comfort and lower running costs.

This beautifully designed home offers the perfect blend of luxury, flexibility and sustainability in a sought-after new community setting.

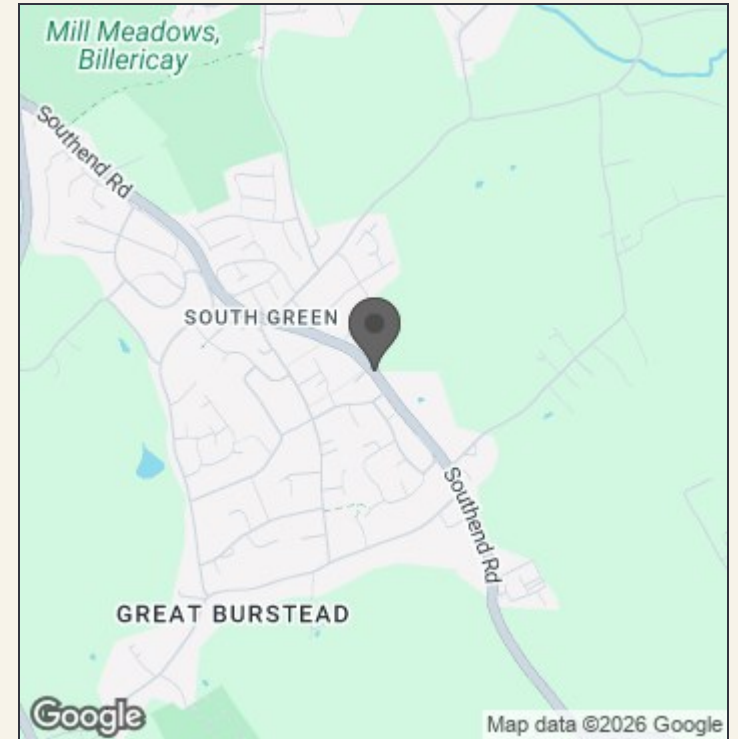





GROUND FLOOR HALLWAY  
STUDY  
LOUNGE  
GROUND FLOOR W/C  
KITCHEN/DINING ROOM  
UTILITY  
FIRST FLOOR LANDING  
BEDROOM 1  
BEDROOM 1 ENSUITE  
BEDROOM 2  
BEDROOM 3  
BEDROOM 4  
FAMILY BATHROOM

OVER £18,000 WORTH OF UPGRADES INCLUDED  
READY TO MOVE INTO SUMMER 2026  
PART EXCHANGE AVAILABLE FOR A CHAIN-FREE MOVE  
BAY-FRONTED LOUNGE AND SEPARATE STUDY  
EV CHARGING POINT  
GARAGE & PRIVATE DRIVEWAY





Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
<i>Not energy efficient - higher running costs</i>		
<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](mailto:admin@ashtonwhite.co.uk)**  
**<https://www.ashtonwhite.co.uk>**

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

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