

ASHTON  WHITE
Leading the way home



Wheatsheaf Cottages Laindon Common Road Little Burstead,
Billericay CM12 9TD

Offers In Excess Of £450,000



Wheatsheaf Cottages
Laindon Common Road
Little BursteadBillericay
CM12 9TD

Offers In Excess Of

£450,000
GUIDE PRICE £450,000-£475,000
LOVELY VILLAGE LOCATION!**
Situated in the highly PICTURESQUE
SETTING of Little Burstead, just a few
minutes' drive south of Billericay town
centre, and backing Burstead Golf Club
"Wheatsheaf Cottages" are a group of
four white weatherboard 18th Century
homes beautifully renovated in
2021/2022 to an exceptional standard
throughout.

This unique end-of-terrace cottage
features well-presented accommodation
which comprises an open plan living room
with a dining area, ground floor WC and a
stylish kitchen with shaker style units
finished with granite worktops, butler
sink, integrated appliances, and stable
door that leads to the landscaped
courtyard style garden.

On the first floor, there is a long landing
with loft access and doors leading to two
double bedrooms and a modern white
bathroom suite. Further benefits of this
particular property include an attractive,
private courtyard designed garden to the
side of the cottage, large parking area via
double timber gates with space for two
cars. (further visitor parking to the rear).

Billericay town centre and mainline train
station with links via Greater Anglia to
London Liverpool Street are within 2
miles, and the popular Dukes Head gastro
pub is just a short distance up the road.





KITCHEN/SITTING/DINING ROOM

34'0 x 11'0<6'6 (10.36m x 3.35m<1.98m)

GROUND FLOOR CLOAKROOM

5'0 x 2'7 (1.52m x 0.79m)

BEDROOM ONE

16'2 x 8'0 max (4.93m x 2.44m max)

BEDROOM TWO

11'3 x 7'6 (3.43m x 2.29m)

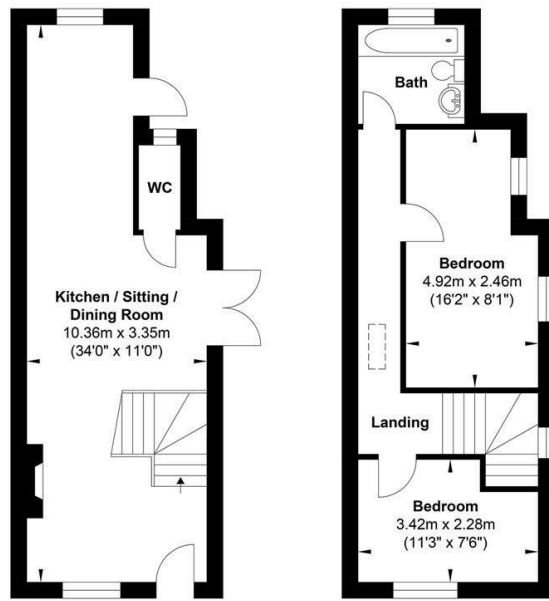
BATHROOM

6'6 x 6'2 (1.98m x 1.88m)

PRIVATE GARDEN

TWO PARKING SPACES





Ground Floor

First Floor

Gross Internal Floor Area : 61.86 m2 ... 665.85 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.



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			89
(81-91) B			
(69-80) C		76	
(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
https://www.ashtonwhite.co.uk

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.