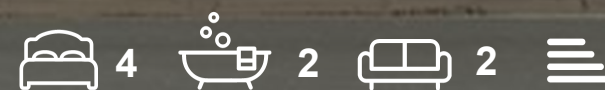


ASHTON  WHITE
Leading the way home

The Fairburn Southend Road, Billericay CM11 2PP
£830,000



The Fairburn Southend Road

Billericay CM11 2PP

£820 000

PLOT 78 THE FAIRBURN – A SPACIOUS FOUR-BEDROOM FAMILY HOME OPPOSITE GREEN OPEN SPACE

Perfectly positioned opposite green open space, The Fairburn is a beautifully designed four-bedroom home offering generous, flexible living space alongside an impressive range of energy-saving features.

At the heart of the home is the spacious open-plan kitchen and dining area, featuring a stunning walk-in glazed bay with French doors opening directly onto the garden – perfect for family meals, entertaining or enjoying the outdoors. A separate utility room provides useful additional storage and keeps everyday household tasks neatly tucked away.

The bay-fronted lounge offers a comfortable space to relax, while the separate study provides an ideal home office or flexible room to suit your lifestyle.

Upstairs, the main bedroom benefits from its own en suite shower room. There are two further double bedrooms, plus a fourth single bedroom which could also be used as a nursery, dressing room or additional workspace. A modern family bathroom completes the first floor.

Outside, the property benefits from a garage and driveway parking, together with an electric vehicle charging point.

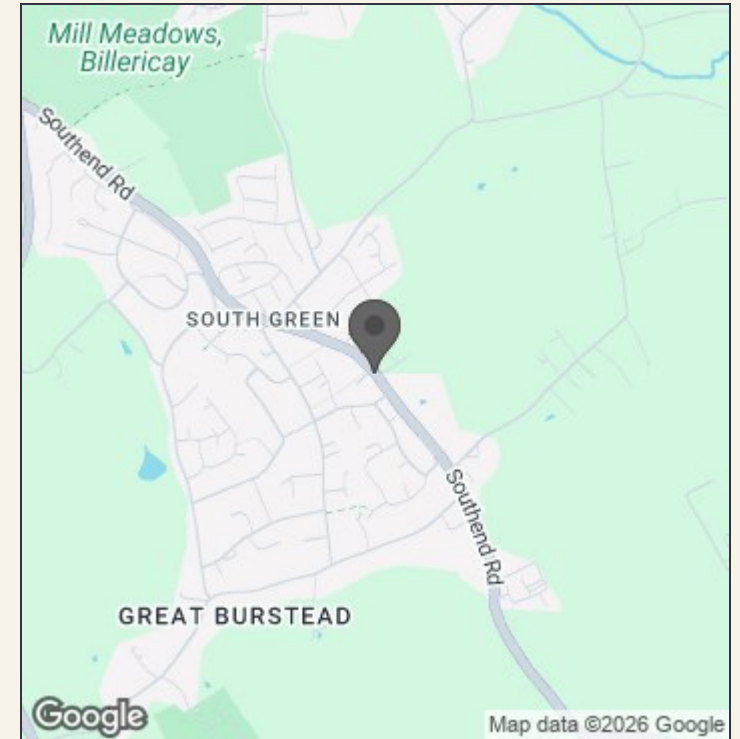
Designed with energy efficiency in mind, The Fairburn includes an air source heat pump, highly efficient insulation, argon-filled double glazing and underfloor heating, contributing to an impressive A/B EPC rating and helping to reduce energy use and running costs.

With the opportunity to personalise your new home, this is an excellent choice for modern family living.





GROUND FLOOR HALLWAY
OFFICE / PLAYROOM
LIVING ROOM
CLOAKROOM
KITCHEN / DINING ROOM
UTILITY
FIRST FLOOR LANDING
BEDROOM 1
BEDROOM 1 ENSUITE
BEDROOM 2
BEDROOM 3
BEDROOM 4
FAMILY BATHROOM



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



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

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