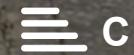




58 Potash Road, Billericay CM11 1DL  
£695,000

 4  2  2  c

# 58 Potash Road Billericay CM11 1DL

\*\*STUNNING HOUSE WITH 100ft GARDEN!!\*\* Situated in this highly regarded area of Billericay within convenient proximity of both Mayflower and Buttsbury Schools, a beautifully appointed and extended, four-bedroom semi-detached family home offering in excess of 1,800 sqft of space, presented to the highest standards throughout and also benefitting from a southerly aspect rear garden 100' in length.

The property, believed to have been constructed in the mid 2000's, offers well-presented accommodation and features a long reception hallway opening in the centre of the house and leading to a nicely styled ground floor cloakroom, study, and a return staircase to the first floor with built in storage. To the front of the property, a modern kitchen/breakfast room incorporates a good number of fitted cabinets, drawers and cupboards with complementing working surfaces and some integral appliances.

The primary feature of the property is the wonderful open plan designed living and dining areas, some 29 feet in overall length, with lantern glazed roof in dining area, recessed spotlights to ceilings, underfloor heating, bi-fold doors opening onto a paved patio terrace within the rear garden and all centred around a superb feature fireplace with modern recessed gas flame style fire.

To the first floor and a long landing gives access to four good sized bedrooms, the principle with bespoke fitted en-suite shower room and a further good quality family bathroom.

Externally, the house is set back from the road with independent driveway to integral garage with recessed area to the rear and door to the outside. The rear garden, as previously mentioned, extends to approx. 100 feet in length and is primarily laid to lawn with both paved patio terracing and fencing to right hand boundary, replaced within the last two years.

Agents note: Vendors confirm new Worcester boiler and fuse box were installed two years ago.





ENTRANCE HALL

KITCHEN/BREAKFAST ROOM  
17'8 x 9'4 (5.38m x 2.84m)

STUDY

7'2 x 6'11 (2.18m x 2.11m)

OPEN-PLAN LIVING ROOM  
18'7 x 18'7 (5.66m x 5.66m)

DINING ROOM

17'9 x 10'7 (5.41m x 3.23m)

BEDROOM ONE

16' x 8'9 (4.88m x 2.67m)

EN-SUITE SHOWER

7'9 x 4'8 (2.36m x 1.42m)

BEDROOM TWO

17'9 x 10'2 (5.41m x 3.10m)

BEDROOM THREE

13'8 x 8'11 (4.17m x 2.72m)

BEDROOM FOUR

13'8 x 8'11 (4.17m x 2.72m)

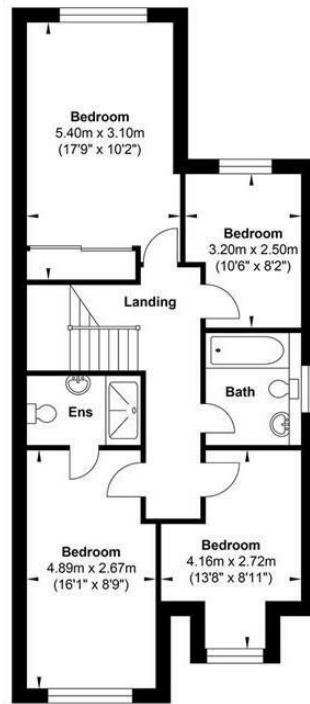
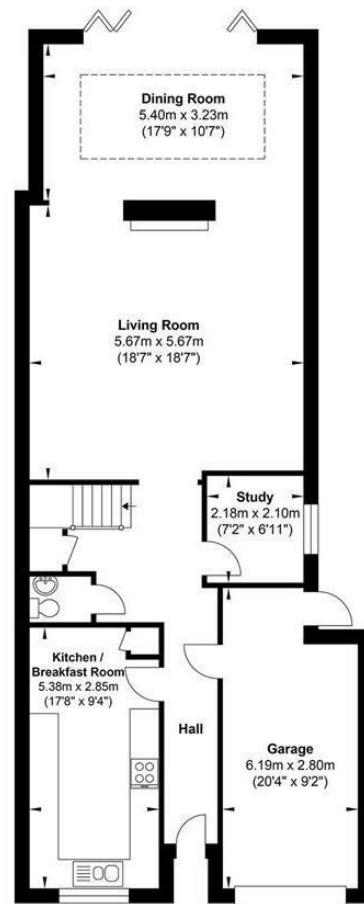
FAMILY BATHROOM

7'7 x 6'7 (2.31m x 2.01m)

SOUTHERLY FACING GARDEN 100' LONG

INDEPENDENT DRIVEWAY & GARAGE

CLOSE TO GOOD SCHOOLS

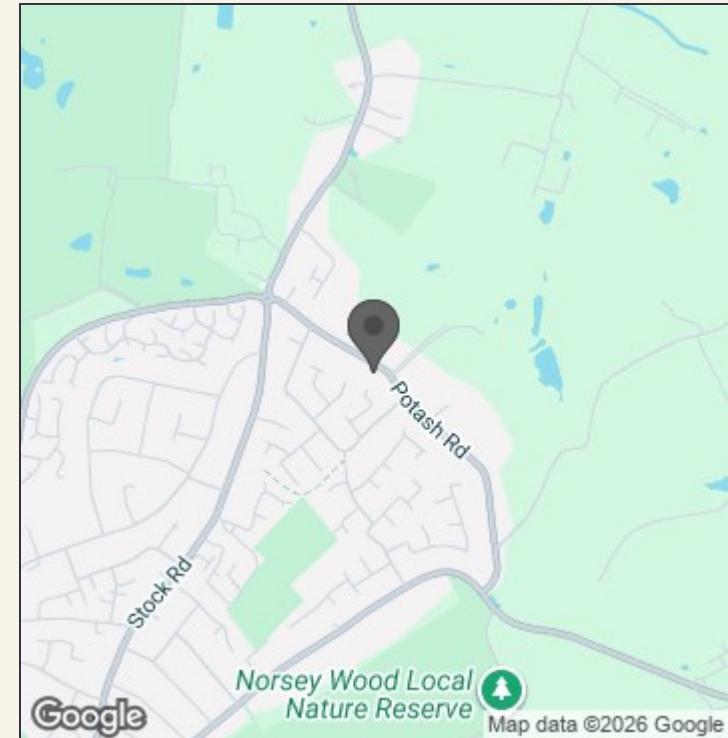


Gross Internal Floor Area : 168.50 m<sup>2</sup> ... 1814 ft<sup>2</sup>

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.

**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.



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A	88	
(81-91) B	78	
(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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