

ASHTON  WHITE  
*Leading the way home*

23 The Copse, Billericay CM12 0NR  
Offers in excess of £750,000

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# 23 The Copse

## Billericay CM12 0NR

Price £750,000

**\*\*NOW UNDER OFFER!!!** Situated in this rarely available cul-de-sac turning, close to Lake Meadows Park and convenient walking distance of both Billericay Station, Mayflower and Buttsbury Schools, an extended four-bedroom family house occupying a prominent corner position with ample parking and large detached double garage to the rear.

Available for the first time in over 20 years, this comfortable home offers bright and spacious accommodation comprising an impressive size entrance hallway with return staircase to first floor, ground floor cloakroom with modern suite, impressive dual aspect lounge to the rear of the house with double glazed French doors opening to a pleasant courtyard style garden - further wide semi-bay window to side.

From the hallway, there is also access to a study/office to the side, formal dining room to the front with dual aspect, and a very spacious kitchen/breakfast room, split over two levels with views to the front of the house. Within the kitchen area, an extensive range of modern fitted cupboards, drawers, and working surfaces incorporating stainless steel effect appliances. Ceiling with recessed spotlights, dual aspect windows to front and side.

Up on the first floor, there are four good size bedrooms, the master benefitting from en-suite shower fitted with modern vanity suite, second bedroom with fitted wardrobes to two walls, bedrooms three and four each with built-in storage. The family bathroom features a white suite, again with modern vanity style fitted units.

Outside, as previously mentioned, the property occupies a generous corner position with wide road frontage. The rear courtyard style garden has been carefully designed, and whilst compact, features a lovely partly walled, block paved courtyard with raised brickwork flower beds, steps upto timber gate opening to the rear driveway and the large detached double garage featuring remote operated roller shutter. Further side courtyes door to garden.





**ENTRANCE HALLWAY**  
11' x 9'0 (3.35m x 2.74m)

**GROUND FLOOR CLOAKROOM**

**STUDY**  
9'0 x 6'4 (2.74m x 1.93m)

**DINING ROOM**  
11'0 x 11'0 (3.35m x 3.35m)

**LOUNGE**  
20'7 x 11'0 (6.27m x 3.35m)

**KITCHEN**  
11'4 x 8'10 (3.45m x 2.69m)

**BREAKFAST AREA**  
11'0 x 9'3 (3.35m x 2.82m)

**MASTER BEDROOM**  
11'10 x 11'5 (3.61m x 3.48m)

**EN-SUITE SHOWER**

**BEDROOM TWO**  
14'8 max x 8'4 (4.47m max x 2.54m)

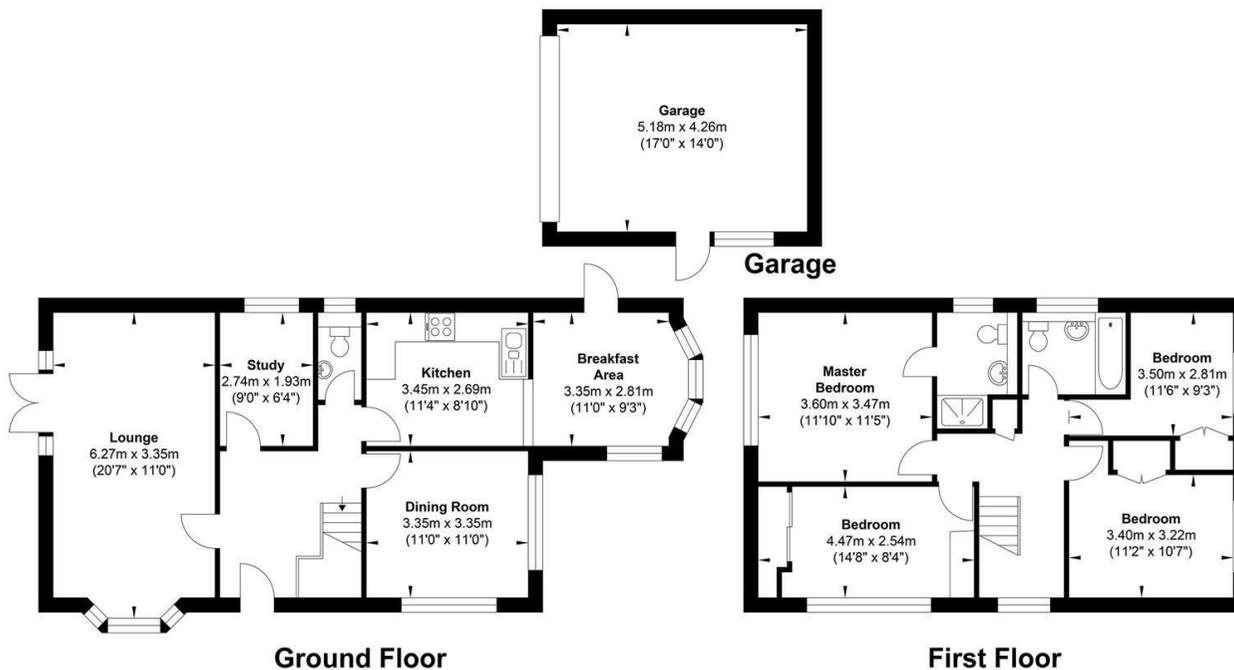
**BEDROOM THREE**  
11'2 x 10'7 (3.40m x 3.23m)

**BEDROOM FOUR**  
11'6<8'9 x 9'3 (3.51m<2.67m x 2.82m)

**FAMILY BATHROOM**  
6'0 x 5'5' (1.83m x 1.65m')

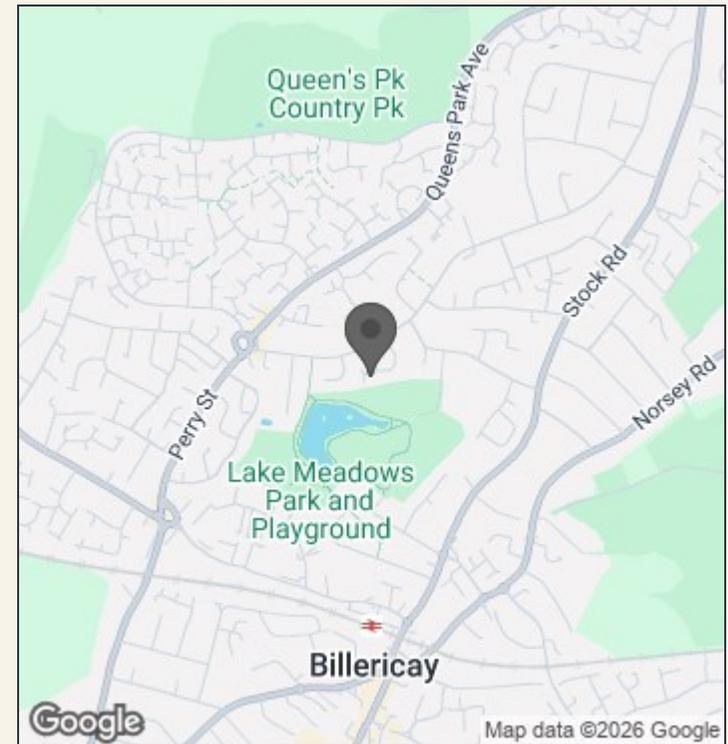
**DETACHED DOUBLE GARAGE**  
17'0 x 14'0 (5.18m x 4.27m)





Gross Internal Floor Area : 146.31 m2 ... 1574.86 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) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>		70	76
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not energy efficient - higher running costs			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	



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