





ASHTON  WHITE
Leading the way home

62 Stock Road, Billericay CM12 0BD

£750,000

 4  2  2 

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**** SALE AGREED BY ASHTON WHITE!****CHARACTER PROPERTY CLOSE TO STATION!** Located within convenient walking distance of all local amenities, Billericay High Street and Railway Station with mainline services to London Liverpool Street, a rare opportunity to acquire this most attractive detached period house set within a generous corner plot.

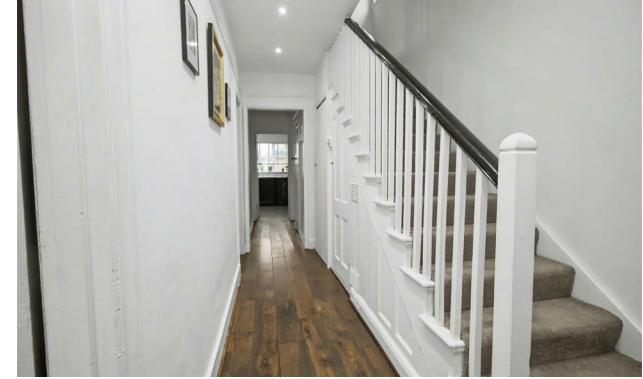
Believed to date from the 1920's, this distinctive, character property features a traditional layout of accommodation with further scope to extend at the rear, subject to the usual consents.

A spacious entrance hall with built in cupboard storage leads to ground floor cloakroom, lounge with square bay window and feature fireplace flanked by attractive recessed alcoves with display shelving and storage cupboards beneath. The second reception room is currently used as a comfortable t.v. room but could easily revert to a formal dining room. To the rear of the ground floor, a spacious kitchen/breakfast room extends across the property with double glazed doors to the garden.

Up on the first floor, there is access to three double and one single bedrooms, a modern family bathroom and bonus additional shower room. Outside, the property is set back from the road in a slightly elevated position with tall hedgerows to the side boundaries and mature lawn to front and potential to add further parking if desired, subject to the usual consents.

The rear garden extends to 75' in length, faces south-east and commences with generous paved patio area opening to extensive lawn with fencing to side boundary along Headley Road and tall evergreen hedging to the other. Substantial timber summerhouse 5m x 2.5m x 2.5m high (sloping to 2m), currently used as a games room with separate section used for storage of bikes. A further smaller storage shed. Timber gate to parking area for two – three cars.

AGENTS NOTE: New gas boiler and HIVE system installed in 2023.





ENTRANCE HALL

GROUND FLOOR CLOAKROOM

LOUNGE

19'9 into bay x 12'3 (6.02m into bay x 3.73m)

DINING ROOM/ SECOND RECEPTION

15'0 into bay x 12'0 (4.57m into bay x 3.66m)

KITCHEN BREAKFAST ROOM
18'8 x 10'0 (5.69m x 3.05m)

BEDROOM ONE

12'0 x 10'3 (3.66m x 3.12m)

BEDROOM TWO

12'0 x 12'0 (3.66m x 3.66m)

BEDROOM THREE

12'2 x 10'0 (3.71m x 3.05m)

BEDROOM FOUR

8'11 x 8'2 (2.72m x 2.49m)

FAMILY BATHROOM

FIRST FLOOR SHOWER ROOM

75' REAR GARDEN WITH SOUTH-EAST ASPECT

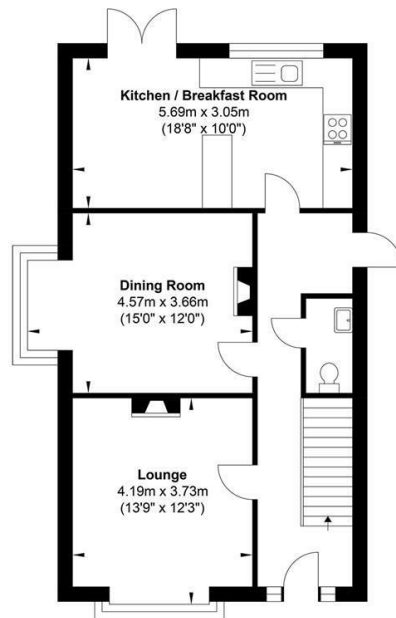
SUBSTANTIAL TIMBER SUMMERHOUSE 5M X 2.5M

OFF ROAD PARKING 2/3 CARS TO REAR

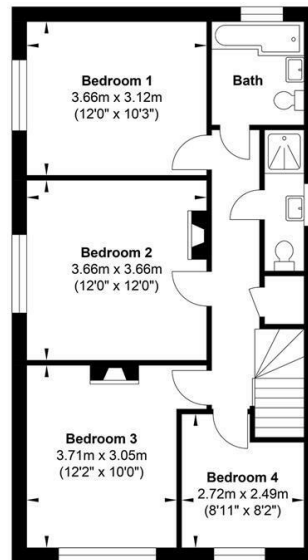
EASY WALKING DISTANCE BILLERICAY STATION

PERFECT LOCATION FOR FAMILIES & COMMUTERS

POTENTIAL TO EXTEND TO REAR S.T.P.P.



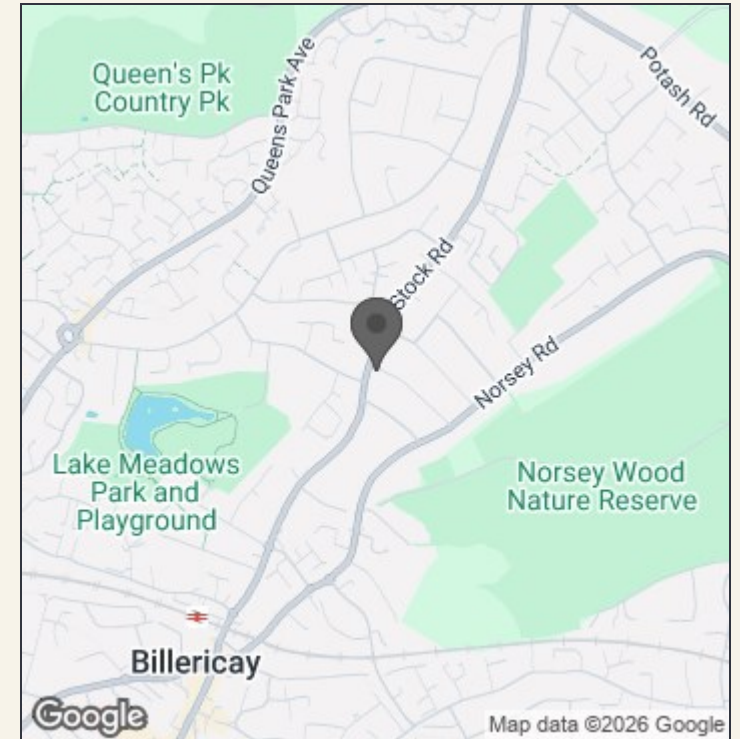
Ground Floor




First Floor

Gross Internal Floor Area : 123.76 m2 ... 1332.1 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
<i>Very energy efficient - lower running costs</i>		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
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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