

ASHTON  WHITE  
*Leading the way home*



123 Kennel Lane, Gt.Burstead, Billericay, CM12 2ST

£795,000

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123 Kennel Lane

Great BursteadBillericay CM11

2ST

£795,000

Offering spacious and adaptable accommodation in a tranquil setting, this REMARKABLE FOUR bedroom detached bungalow with LARGE REAR GARDEN presents a rare opportunity to acquire a home that effortlessly balances comfort, and FUTURE POTENTIAL.

Occupying a generous and beautifully established plot, the property is approached via double gates opening onto an impressive in-and-out gravel driveway, providing extensive off-road parking for numerous vehicles alongside a detached single garage.

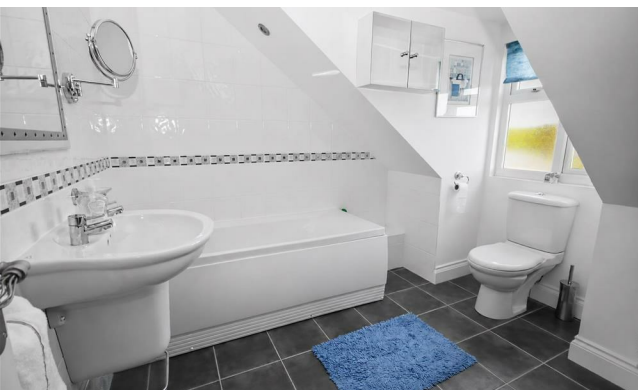
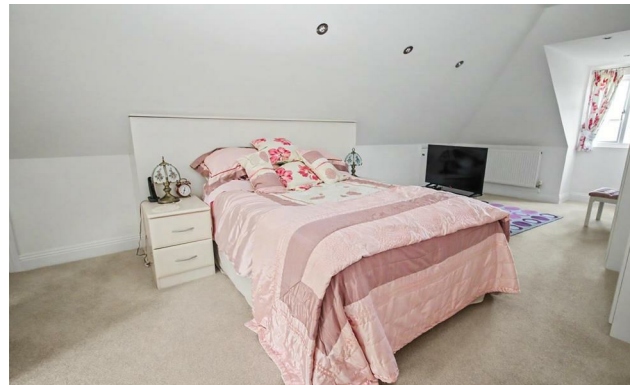
Internally, the deceptively spacious accommodation has been thoughtfully designed to provide both comfort and flexibility. At the heart of the home is a stylish contemporary kitchen fitted with a range of integrated appliances. The principal bedroom suite to the first floor offers a superb private retreat, complete with a dedicated dressing area and modern en-suite shower room, while a further ground-floor bedroom also benefits from its own en-suite facilities, making it ideal for guests, older relatives, or independent living arrangements.

The versatile layout presents exciting potential to create spectacular open-plan living across the rear of the property, subject to any necessary consents.

A true highlight of the property is the magnificent easterly facing rear garden, which enjoys a wonderful degree of privacy and maturity. The expansive triangular plot extends to approximately 100ft along one boundary and 90ft along the other, creating an idyllic outdoor sanctuary. A substantial paved terrace seamlessly extends from the lounge and dining room, offering the perfect space for al fresco dining. A central paved pathway draws the eye through the beautifully maintained lawn, bordered by established hedging, mature shrubs, and thoughtfully planted beds.

Further enhancing the practicality of the home is a courtesy door to the detached garage, while the elegant scalloped boundary walling and sweeping gravel driveway complete the impressive approach.





**ENTRANCE HALL**  
19'0 x 9'0 (5.79m x 2.74m)

**GROUND FLOOR CLOAKROOM**

**RECEPTION/BEDROOM**  
18'5 x 12'9 (5.61m x 3.89m)

**LIVING ROOM**  
27'0 x 13'9 (8.23m x 4.19m)

**DINING ROOM**  
16'1 x 11'10 (4.90m x 3.61m)

**KITCHEN**  
11'9 x 11'0 (3.58m x 3.35m)

**UTILITY ROOM**  
5'10 x 5'3 (1.78m x 1.60m)

**BEDROOM**  
11'10 x 10'5 (3.61m x 3.18m)

**EN-SUITE SHOWER**  
6'6 x 2'8 (1.98m x 0.81m)

**MASTER BEDROOM**  
27'11 max x 11'4 (8.51m max x 3.45m)

**EN-SUITE SHOWER**  
8'0 x 3'11 (2.44m x 1.19m)

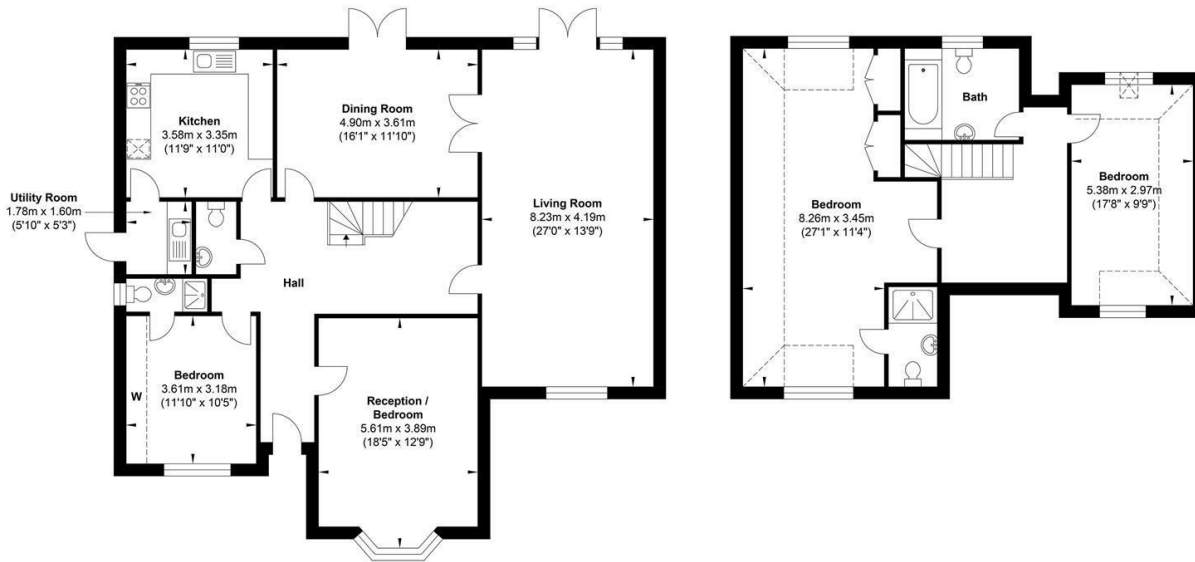
**BEDROOM**  
17'8 x 9'9 (5.38m x 2.97m)

**MAIN BATHROOM**  
9'2 x 7'4 (2.79m x 2.24m)

**DETACHED GARAGE**

**IN-OUT CARRIAGE DRIVEWAY**

**SECLUDED REAR GARDEN**

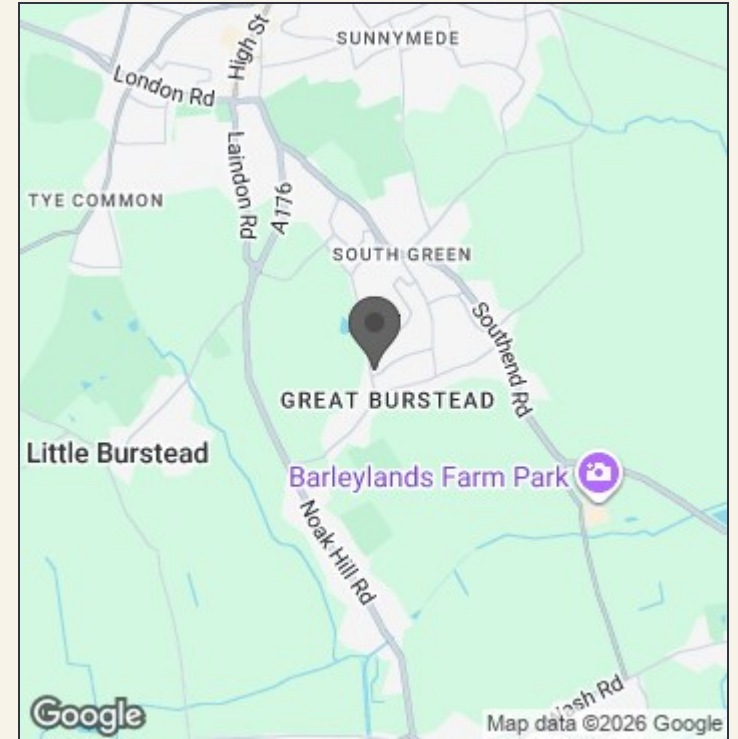


**Ground Floor**

**First Floor**

Gross Internal Floor Area : 200.05 m2 ... 2153.32 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>		73	82
(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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