


ASHTON  WHITE
Leading the way home

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9A Margeth Road, Billericay CM12 9UT
GUIDE PRICE £650,000 - £675,000

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Situating in a small cul-de-sac on the south side of Billericay is this spacious four bedroom detached house, with an **OUTSTANDING 120' REAR GARDEN** and extensive parking.

You enter the property into a welcoming hallway with a built-in storage cupboard and access to the ground floor shower room, fitted with a white suite. To the front is a well-proportioned study, idea for those working from home. To the rear is the living room with a feature fireplace and doors leading out to the garden patio. An archway leads round to the separate dining room, which also gives access to the kitchen which is fitted in a range of oak style units, with a side door leading to the side access out to the garden.

Up on the first floor is the landing area with access to the loft. The main bedroom is situated to the rear, overlooking the delightful garden, and has a built-in wardrobe. There are three further good-size bedrooms and the family bathroom which is fitted with a white suite.

To the front of the house is a driveway offering ample off street parking and leading to the large attached garage which also contains the gas fired boiler. To the rear is the outstanding 120' south/west facing garden, which commences a paved patio leading out to the extensive lawn with mature flower and shrub beds and a timber garden shed.





ENTRANCE HALL
9'2 x 6'2 (2.79m x 1.88m)

**GROUND FLOOR
SHOWER ROOM**
9 x 5'3 (2.74m x 1.60m)

LIVING ROOM
19x 11'10 (5.79mx 3.61m)

DINING ROOM
10'4 x 10 (3.15m x 3.05m)

KITCHEN
11'8 x 10 (3.56m x 3.05m)

BEDROOM ONE
13 x 11'4 (3.96m x 3.45m)

BEDROOM TWO
10'9 x 10 (3.28m x 3.05m)

BEDROOM THREE
11'4 x 9 (3.45m x 2.74m)

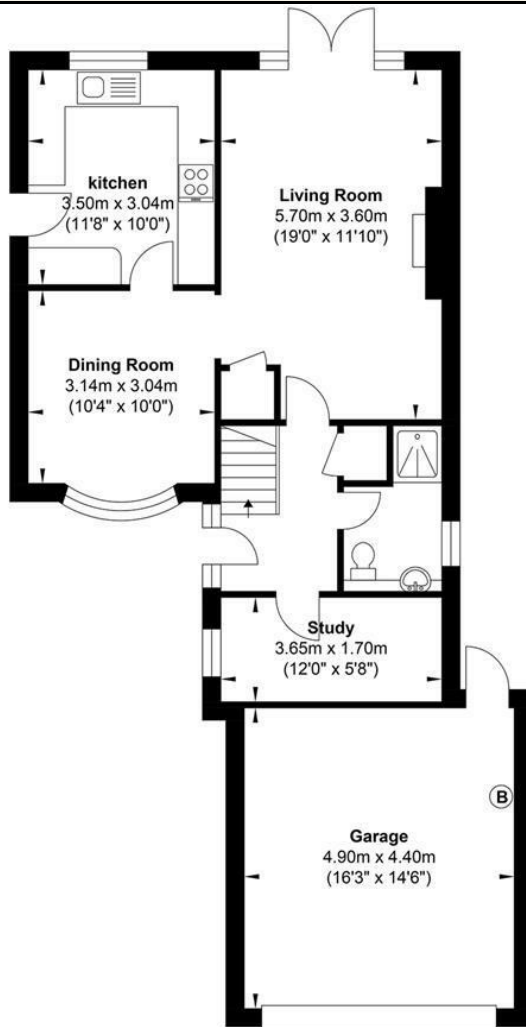
BEDROOM FOUR
12 x 7'10 (3.66m x 2.39m)

FAMILY BATHROOM
9'5 x 5'7 (2.87m x 1.70m)

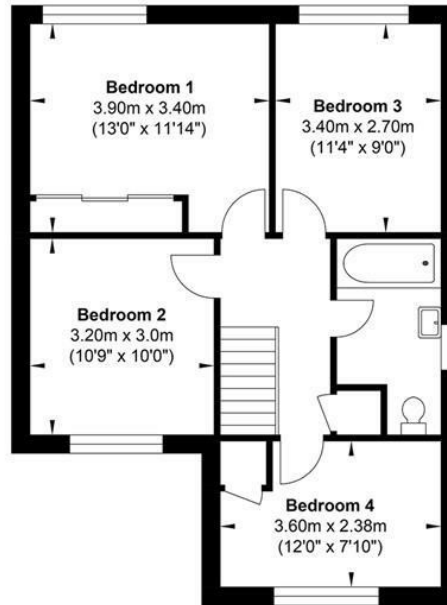
LARGE GARAGE
16'3 x 14'6 (4.95m x 4.42m)

REAR GARDEN
120' (36.58m)

SOLAR PANELS



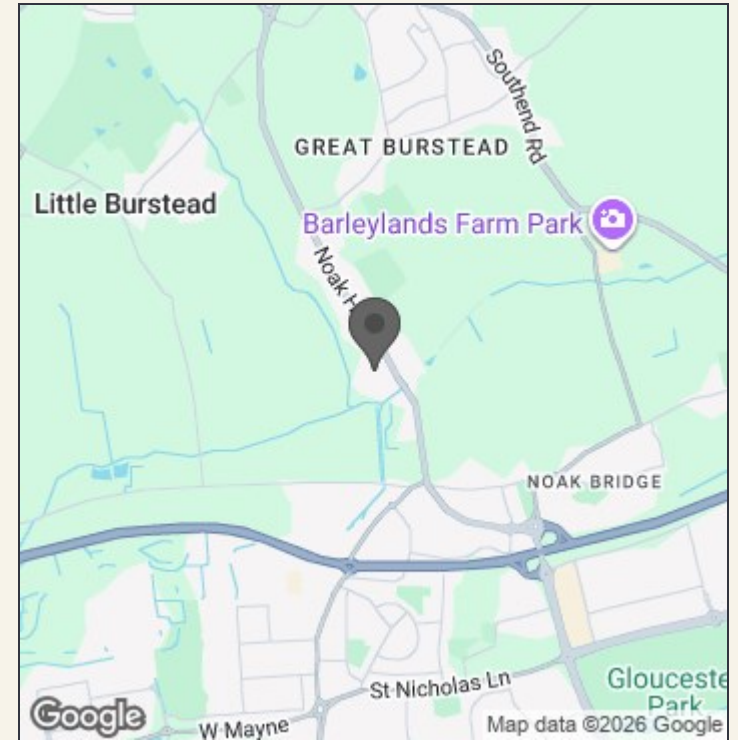
Ground Floor



First Floor

Gross Internal Floor Area : 135.8 m2 ... 1461 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) A			
(81-91) B			
(69-80) C		79	86
(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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