

ASHTON  WHITE  
*Leading the way home*

1a Horace Road, Billericay CM11 1AA  
£725,000

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Billericay CM11 1AA  
£725,000

**\*\*JUST LISTED - CLOSE TO STATION!\*\*** Located in this most SOUGHT AFTER ROAD, highly convenient for Billericay High Street and mainline station with fast and frequent service to London, Liverpool Street, is this spacious three/four bedroom DETACHED house with GENEROUS size rear GARDEN.

The original integral garage has been converted to form a ground floor fourth bedroom or large study. The accommodation comprises a good-size entrance hall with return staircase to first floor and ground floor cloakroom. To the front is the spacious kitchen/breakfast room which includes a range cooker, cooker hood and a fridge/freezer. To the rear is the dining room and well-proportioned living room with French doors out to the garden.

Up on the first floor are three good size bedrooms which includes a main bedroom with fitted wardrobes and an en-suite shower room. There is also a very spacious family bathroom, fitted with a white suite which includes a freestanding bath.

Externally, there is a block paved driveway to the front providing off street parking and to the rear is a large garden with a patio, covered side storage and to the rear is a timber deck and pergola.





ENTRANCE HALL

GROUND FLOOR CLOAKROOM

LIVING ROOM  
14'2 x 11'8 (4.32m x 3.56m)

DINING ROOM  
9'10 x 8'2 (3.00m x 2.49m)

KITCHEN/BREAKFAST ROOM  
20'0 x 10'0 (6.10m x 3.05m )

BEDROOM FOUR/STUDY  
15'5 x 7'9 (4.70m x 2.36m)

MASTER BEDROOM  
13'3 x 12'0 (4.04m x 3.66m)

EN-SUITE SHOWER

BEDROOM TWO  
11'7 x 10'3 (3.53m x 3.12m)

BEDROOM THREE  
12'4 x 7'6 (3.76m x 2.29m)

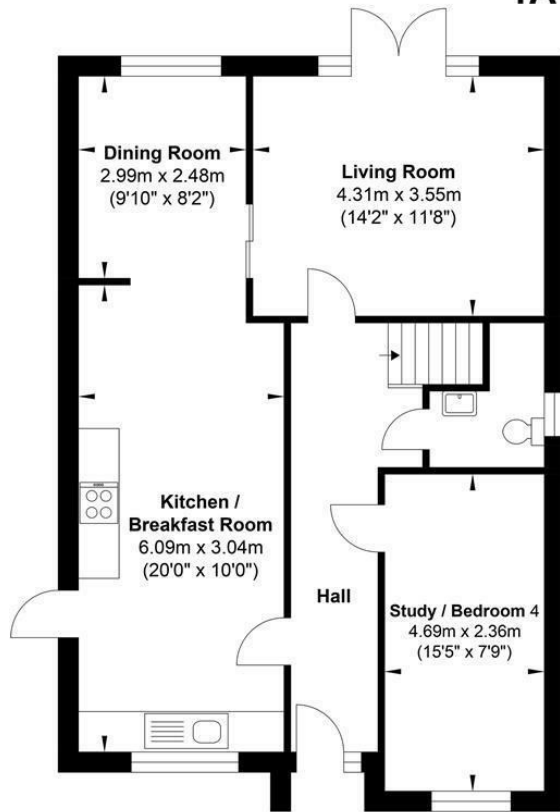
FAMILY BATHROOM  
10'0 x 7'0 (3.05m x 2.13m)

OFF STREET PARKING

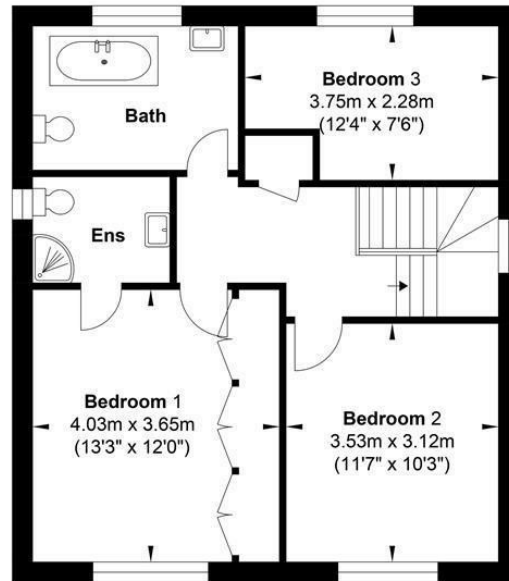
LARGE REAR GARDEN

CONVENIENT FOR HIGH ST. &  
STATION.

## 1A Horrace Road



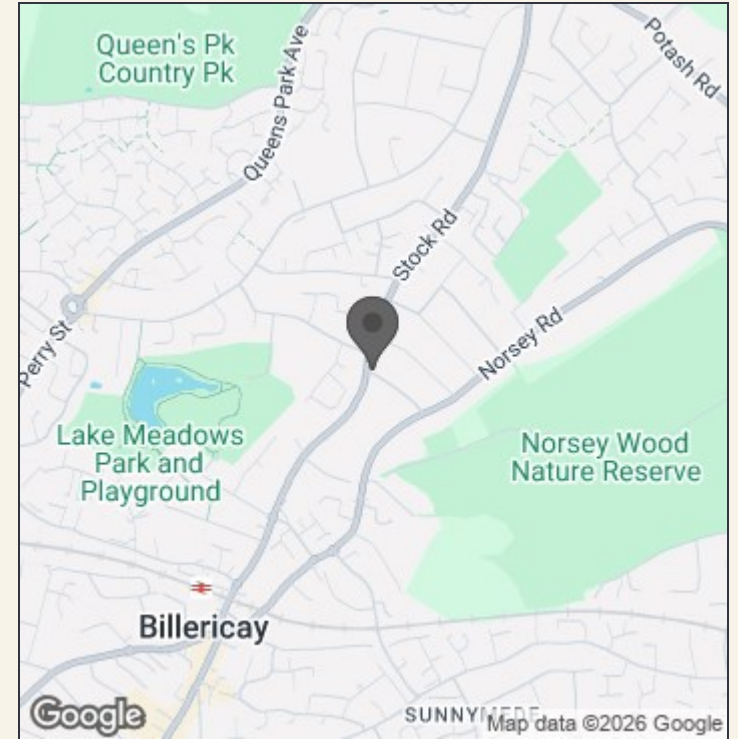
**Ground Floor**



**First Floor**

Gross Internal Floor Area : 124.9 m2 ... 1344.41 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>		<b>72</b>	<b>82</b>
(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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