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3 Heather Bank, Billericay CM11 2BJ  
Price £485,000

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# 3 Heather Bank

## Billericay CM11 2BJ

Price £485,000

**\*\*GREAT VALUE!! EXCELLENT LOCATION!\*\*** Lovely extended three-bedroom semi-detached house with **SECLUDED REAR GARDEN**, nicely presented throughout in **RARELY AVAILABLE** cul-de-sac, a stones throw from Billericay High Street, and around 0.5 a mile from the station.

A spacious entrance hall leads to a very impressive through lounge/dining/kitchen some thirty-feet in overall length incorporating a modern range of fitted units and extensive working surfaces, some integral appliances.

From the hallway, there is access to a quality fitted bathroom with complimenting grey tiling. Up on the first floor there are two double and one single bedroom/office and further cloakroom.

Outside, the house is nicely set back from the road with attractive grey block-paviour driveway for two cars and further shared driveway to the side leading to a detached single garage (17'5 x 8'4). Gate to the rear garden extending to 55' in length. Commencing with large block paved patio and step down to matching pathway and neat lawn flanked by established trees and shrubs.

This very impressive property is situated within the sought-after Sunnymede neighbourhood, just a 10-minute walk from both Billericay Railway Station (35 minutes to London Liverpool Street), and the High Street with its popular Waitrose Store. Local shops including Tesco Express are moments away with the local Sunnymede Primary School also a short walk away.

Agents Note - the vendors have recently had architectural plans drawn up to extend the rear of the property at ground and first floor level.





ENTRANCE HALL  
10'10 x 5'5 (3.30m x 1.65m)

GROUND FLOOR BATHROOM  
6'0 x 5'4 (1.83m x 1.63m)

LOUNGE/DINING/KITCHEN  
31'6 x 14'10<10'2 (9.60m x 4.52m<3.10m)

BEDROOM ONE  
13'0 x 9'8 (3.96m x 2.95m)

BEDROOM TWO  
11'8 x 8'0 (3.56m x 2.44m)

BEDROOM THREE  
8'4 x 5'0 (2.54m x 1.52m)

CLOAKROOM/W.C.

REAR GARDEN  
55' long (16.76m long)

OFF ROAD PARKING

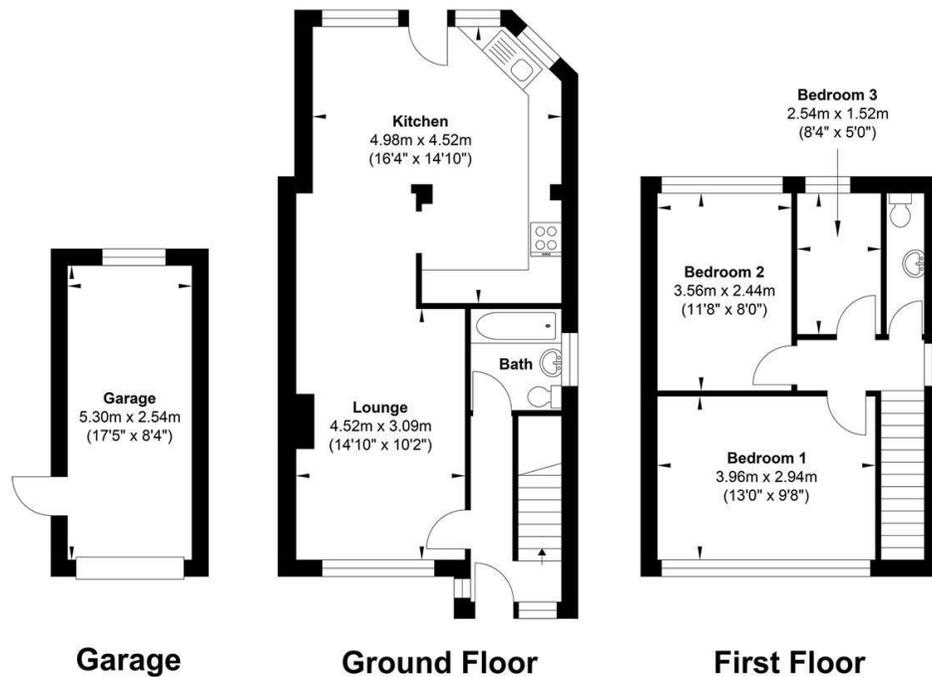
DETACHED GARAGE  
17'5 x 8'4 (5.31m x 2.54m)

CLOSE TO BILLERICAY HIGH STREET

AROUND 1/2 A MILE OF BILLERICAY STATION

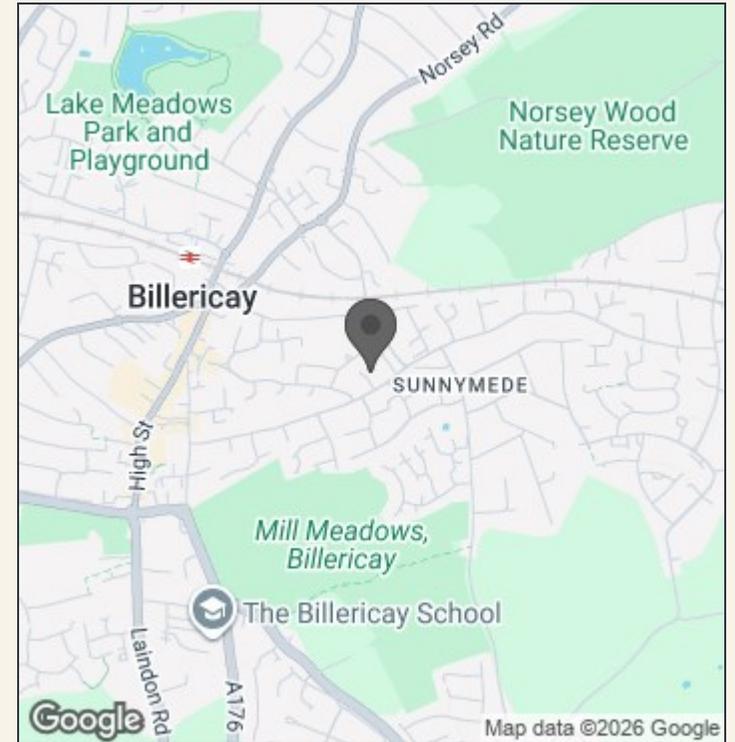
RARELY AVAILABLE LOCATION





Gross Internal Floor Area : 83.9 m2 ... 903.09 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>			<b>87</b>
(69-80) <b>C</b>			
(55-68) <b>D</b>		<b>65</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	



**140 High Street**  
**Billericay**  
**Essex**  
**CM12 9DF**  
**tel: 01277 659002**  
**Email: admin@ashtonwhite.co.uk**  
**https://www.ashtonwhite.co.uk**

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