

ASHTON  WHITE
Leading the way home



55 Mountnessing Road, Billericay CM12 9EZ

£850,000

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Enjoying spectacular FAR-REACHING VIEWS over open farmland to the rear, this impressive **FOUR DOUBLE BEDROOM** detached family home combines generous proportions with a **SUPERB LOCATION** within convenient walking distance of Billericay Station and High Street.

Offering circa 2,000sq. ft (inc. garage) of beautifully presented accommodation, the property, in recent years, has been thoughtfully enhanced to include a stylish refitted kitchen and luxuriously appointed bathrooms, creating a contemporary style while retaining the sense of space and comfort expected from a substantial family home.

A spacious central entrance hall provides an impressive first introduction, leading through to the principal living accommodation. The generous full-width lounge extends across the rear of the property, enjoying wonderful views over the attractive west-facing rear garden and open farmland beyond. Measuring approximately 45' x 77', the delightful garden provides an excellent private outdoor space for entertaining, relaxing and family life, while the elevated outlook, with electronically operated sun-awning, creates a particularly appealing sense of space and privacy.

The four bedrooms are all well-proportioned doubles, with the principal bedroom benefiting from its own modern en-suite shower room. Further accommodation includes a contemporary family bathroom, newly fitted to complement the home's updated specification, together with a useful utility room and ground floor cloakroom.

To the front is a detached double garage with electric up-and-over door, plus ample driveway parking for several cars.

Combining a prime commuter location, access to good primary and secondary schools, four genuine double bedrooms, beautifully updated kitchen and bathrooms, a substantial west-facing garden and stunning open farmland views, this exceptional family home offers a rare opportunity to acquire a spacious detached property with both modern appeal and an enviable setting.





HALLWAY

18'2 x 9'6 (5.54m x 2.90m)

GROUND FLOOR W.C.

5'8 x 5'0 (1.73m x 1.52m)

LOUNGE

24'0 x 14'8 (7.32m x 4.47m)

KITCHEN/DINING ROOM

21'0 x 13'11 (6.40m x 4.24m)

UTILITY ROOM

11'3 x 5'9 (3.43m x 1.75m)

BEDROOM ONE

16'0 x 11'8 (4.88m x 3.56m)

ENSUITE SHOWER

8'5 x 3'6 (2.57m x 1.07m)

BEDROOM TWO

12'1 x 11'11 (3.68m x 3.63m)

BEDROOM THREE

12'1 x 8'11 (3.68m x 2.72m)

BEDROOM FOUR

11'7 x 8'11 (3.53m x 2.72m)

FAMILY BATHROOM

8'10 x 7'7 (2.69m x 2.31m)

WESTERLY FACING GARDEN

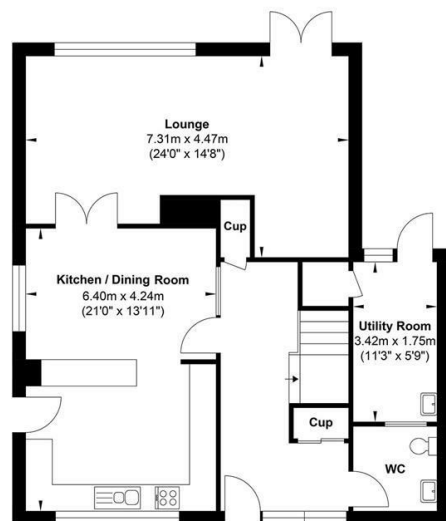
77'0 x 45'0 (23.47m x 13.72m)

DETACHED GARAGE

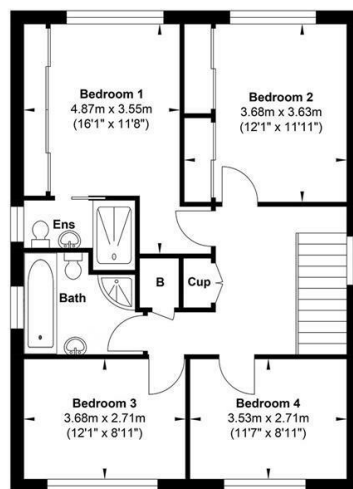
17'0 x 16'8 (5.18m x 5.08m)

PARKING FOR SEVERAL CARS

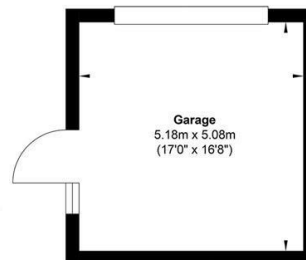




Ground Floor



First Floor

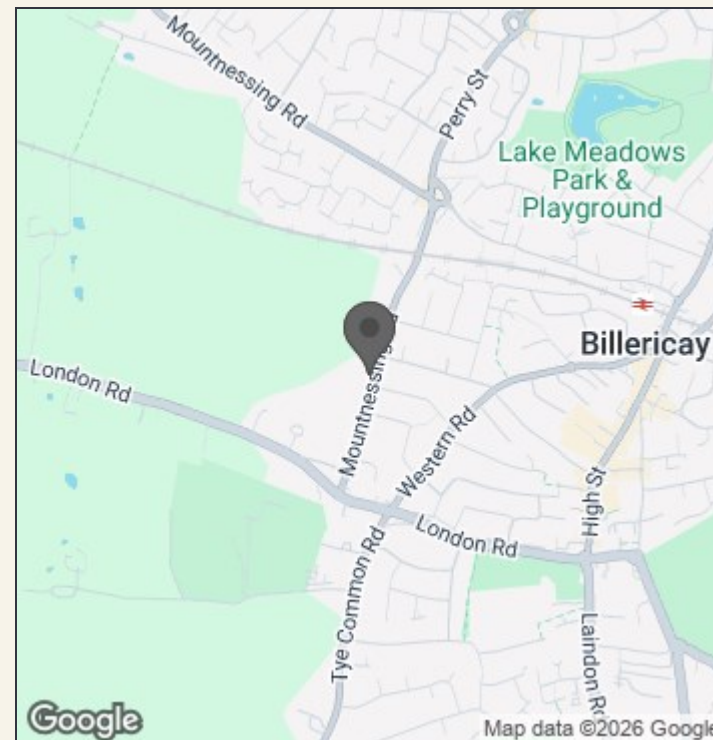


Garage



Gross Internal Floor Area : 188.17 m2 ... 2025.44 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			
(55-68) D		66	75
(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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VIEWING: Strictly by prior arrangement with Ashton White Estate Agents.

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