



Keith  
Ashton

Mountnessing Road,  
Billericay



## 224 MOUNTNESSING ROAD Billericay, CM12 0EH

Offers In Excess Of £700,000

Positioned in a great location, close to local amenities and within a short distance of Billericay Station and vibrant High Street, is this well-maintained semi-detached house which has been extended to rear and into the loft space to create a fabulous kitchen/family room and a master bedroom with en-suite. The property offers plenty of space and storage for a family, which includes four spacious bedrooms, each with modern fitted wardrobes; a ground floor cloakroom, first floor family bathroom and second floor en-suite shower room, whilst to the ground floor there is a separate living room with a cosy log burning stove. A good-sized, easy to maintain garden is located to the rear and there is off street parking to the front for two vehicles. Viewers will note that the garage has been converted into a home office, separate play/games room and a separate storage room.

FOUR DOUBLE BEDROOMS

FABULOUS KITCHEN / FAMILY ROOM

EXTENDED SEMI-DETACHED FAMILY HOME

EASY TO MAINTAIN GARDEN

WITHIN EASY REACH OF BILLERICAY STATION

PLAYROOM & HOME OFFICE

EN-SUITE TO MASTER BEDROOM

SEPARATE LIVING ROOM



## Description

Entering the property a bright and spacious hallway has doors to all rooms and stairs rising to the first floor. Sitting at the front of the property is a lovely, cosy living room with wooden flooring and a feature fireplace with log burning stove. This is a lovely room and offers a comfortable and quiet space away from the main hub of the house. An extended kitchen / family room with underfloor heating is a great space for family and friends to gather, with bi-folding doors opening onto the rear garden and being fitted with a lovely range of bespoke, hand painted 'Tom Howley' kitchen units with quartz work surface over. As the units are hand painted, this gives excellent options to easily adapt and change the colour scheme in the future. There is space for a 'Range' style cooker and a double fronted fridge/freezer, and a central island unit offers additional storage space and an inset 'Butler' sink. Within the kitchen there is a built-in utility cupboard which has space for a washing machine, tumble dryer and a dishwasher, and with an area of work surface and further storage. Finishing the accommodation on this level is a ground floor cloakroom, fitted with a white, wash hand basin and w.c and also with underfloor heating.

The property offers four bedrooms; all have space for double beds and have fitted bedroom furniture. Three of the bedrooms are located on the first floor with the master bedroom being located on the second-floor level. The master bedroom is a beautifully styled and bright room, featuring a Juliette balcony to the rear and Velux windows to the front elevation. This room benefits from having its own modern, en-suite shower room with walk-in double shower, wash hand basin and w.c.

Externally, there is an easy to maintain rear garden which commences with a paved patio leading into a neat artificial lawn. There is a paved pathway which leads to the bottom of the garden where you have an additional patio area. In the warmer months you can take advantage of a good-sized brick-built BBQ area. The garage has been converted by the current owners and now consists of a play/games room, separate home office and a separate storage room. To the front of the property a block paved frontage offers parking for two vehicles, and a shared block paved driveway leads down the side of the property where you have pedestrian access into the rear garden.

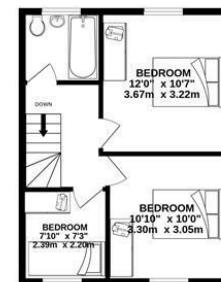




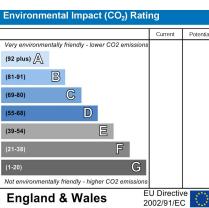
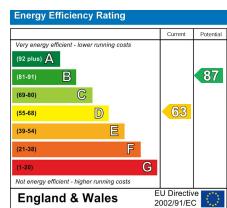
GROUND FLOOR  
777 sq ft. (72.2 sq.m.) approx.



1ST FLOOR  
393 sq ft. (36.5 sq.m.) approx.



2ND FLOOR  
291 sq ft. (27.0 sq.m.) approx.



TOTAL FLOOR AREA : 1461 sq.ft. (135.7 sq.m.) approx.  
Measurements are approximate. Not to scale. Illustrative purposes only.  
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SERVICES:  
Local Authority: Billericay  
Council tax band: D  
Post Code: CM12 0EH

VIEWING:  
Strictly by prior arrangement with Keith Ashton Estate Agents

MORTGAGE INFORMATION: We offer the additional facility of an in-house Independent Financial Adviser who will access all mortgage lenders with the purpose of providing you with the benefit of choice. For quotations or comparables please call 01277 375757 or visit our interactive website at [www.mortgagebusiness.net](http://www.mortgagebusiness.net)

We the Agent have not tested any apparatus, fittings or services for this property. The plot size is intended merely as a guide and has not been officially measured or verified by the Agent. Photographs are for illustration only and may depict items which are not for sale or included in the sale of the property. As part of the service we offer we may recommend ancillary services to you which we believe may help you with your property transaction. We wish to make you aware, that should you decide to use these services we will receive a referral fee. For full and detailed information please visit 'terms and conditions' on our website [www.keithashton.co.uk](http://www.keithashton.co.uk)

