

ASHTON WHITE
Leading the way home

46 Abbey Road, Billericay CM12 9NF

£465,000

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SOLD BY ASHTON WHITEA quite delightful two bedroom, semi-detached bungalow with beautiful west facing garden, pleasantly located at the end of this quiet turning within convenient walking distance of Billericay High Street.
The property offers well presented accommodation and also excellent scope for further enlargement to the rear and within the roof space, subject to obtaining all the usual consents.

Currently, the accommodation comprises an L-shaped entrance hallway leading to the two bedrooms at the front of the property, a refitted bathroom with modern white suite which incorporates a bath with separate double shower, basin and w.c.. There is a comfortable living room with a pair of double glazed French doors opening to the garden, and an impressive size kitchen/dining room, also with access to the garden.

Externally, the property is set back from the road to enable parking for three/four cars and also features a shared access drive to the side leading to the rear of the property. As previously mentioned, the garden benefits from a westerly aspect and extends to approx. 60 feet in length, commencing with a large paved patio terrace, ideal for outdoor entertaining, bespoke brick built barbeque and pizza oven; steps down to a neat lawn with stepping stone pathway down to the end where you will find two timber storage sheds partially concealed by a magnificent red acer tree, the focal point of the garden!





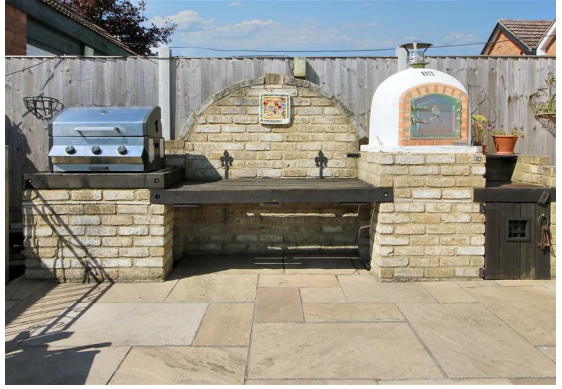




















ENTRANCE HALL

BEDROOM ONE
13'6 x 10'11 (4.11m x 3.33m)

BEDROOM TWO
9'0 x 8'3 (2.74m x 2.51m)

BATHROOM
7'9 x 5'9 (2.36m x 1.75m)

LIVING ROOM
16'9 x 11'0 (5.11m x 3.35m)

KITCHEN/DINER
20'9 x 9'8 (6.32m x 2.95m)

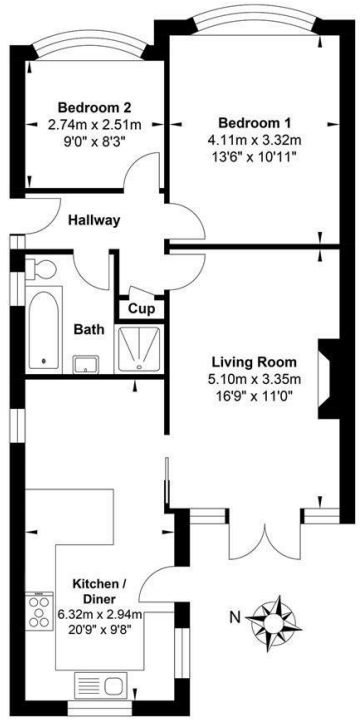
ATTRACTIVE WESTERLY ASPECT GARDEN

POTENTIAL TO ENLARGE S.T.P.P.

WALKING DISTANCE OF BILLERICAY HIGH STREET

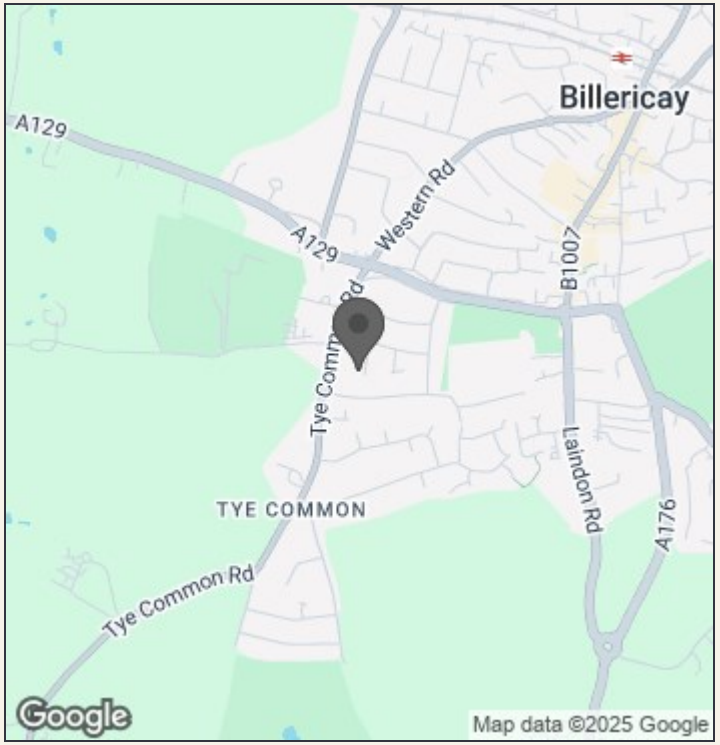
BILLERICAY STATION 1.2 MILES

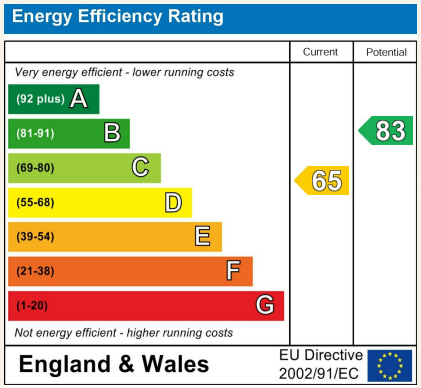
QUILTERS JUNIOR SCHOOL WITHIN 0.6 MILES



Gross Internal Floor Area : 68.29 m2 ... 735.06 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.





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