
ASHTON WHITE
Leading the way home
21 Arundel Way, Billericay CM12 0FL
£750,000
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Billericay CM12 0FL
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SALE AGREED BY ASHTON WHITE Located on the popular Arundel Heights development is this extended five double bedroom detached family house. The property offers flexible and spacious living accommodation set over 2 floors with the added benefit of having planning consent for a garage conversion and side extension planning No. 20/01386/FULL. To the ground floor is an entrance hall with stairs leading up to the first floor and ground floor cloakroom. To the front is the study and the kitchen/dining room featuring extensive granite worktops and integrated appliances. To the far end of the kitchen is the dining area with a further range of storage cupboards and double doors to to the well-proportioned lounge with a feature fireplace. Further double doors open into the conservatory with a tinted glass roof and tiled flooring. To the side is a family room and utility cupboard.

Up on the first floor is the landing which gives access to the five double bedrooms. The main bedroom is exceptionally spacious, having been extended above the double garage with an en-suite shower room and dressing room with fitted wardrobes. The second bedroom also has the benefit of having an en-suite bathroom. There are a further three double bedrooms serviced by a shower room.

To the front of the house is a block paved driveway offering parking for several cars which leads to the double integral garage with an electric roller door. There is access at both side of the house, with space to one side for the proposed extension. The rear garden commences with a paved patio leading out to the lawn with bordering shrubs and a timber deck to the rear.

























ENTRANCE HALL
12'9 x 6' max (3.89m x 1.83m max)

GROUND FLOOR CLOAKROOM

STUDY
8 x 7 (2.44m x 2.13m)

LOUNGE
15'10 x 12'10 (4.83m x 3.91m)

KITCHEN/DINING ROOM
24'2 x 9 (7.37m x 2.74m)

CONSERVATORY
13 x 9'5 (3.96m x 2.87m)

FAMILY ROOM
10 x 8'9 (3.05m x 2.67m)

UTILITY CUPBOARD
6'4 x 4'9 max (1.93m x 1.45m max)

MAIN BEDROOM
16 x 11'9 (4.88m x 3.58m)

EN-SUITE SHOWER AND DRESSING ROOM

BEDROOM TWO
12 x 10 (3.66m x 3.05m)

EN-SUITE BATHROOM
7'4 x 5'6 (2.24m x 1.68m)

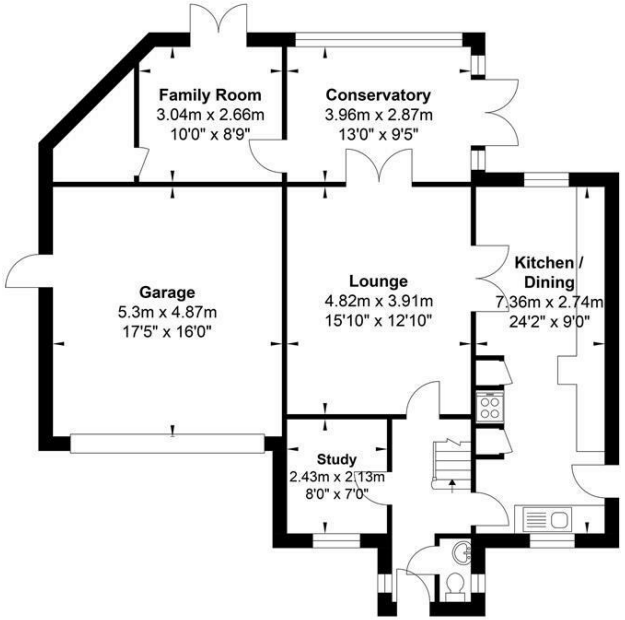
BEDROOM THREE
13 x 9 (3.96m x 2.74m)

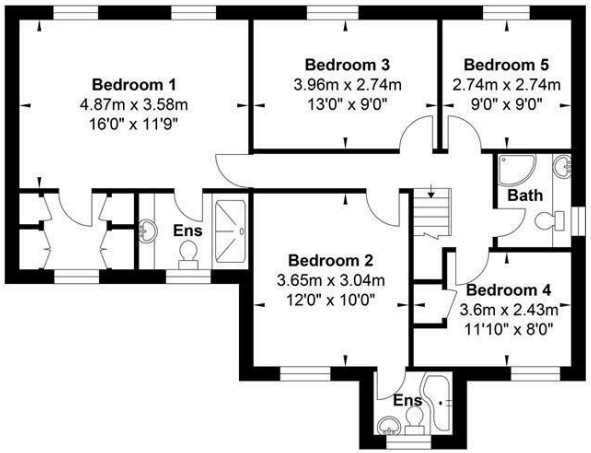
BEDROOM FOUR
11'10 max x 8 (3.61m max x 2.44m)

BEDROOM FIVE
9 x 9 (2.74m x 2.74m)

FAMILY SHOWER ROOM
6'9 x 5'8 (2.06m x 1.73m)

DOUBLE GARAGE
17'5 x 16 (5.31m x 4.88m)



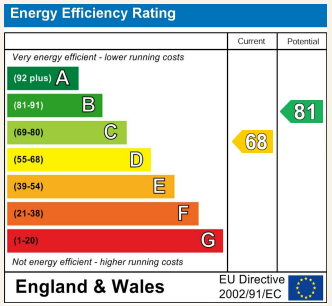


Ground Floor **First Floor**

Gross Internal Floor Area : 180.94 m2 ... 1947.62 ft2

This floor plan is for illustrative purposes and layout guidance only. It is not drawn to scale.
Dimensions should not be used for carpet or flooring sizes and are not intended to form part of any contract.





VIEWING: Strictly by prior arrangement with Ashton White Estate Agents.

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