

ASHTON WHITE
Leading the way home

16 Arundel Way, Billericay CM12 0FL

GUIDE PRICE £800,000 - £825,000

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Billericay CM12 0FL

SOLD BY ASHTON WHITE GUIDE PRICE £800,000 - £825,000 in a favoured position on the Arundel Heights development is this beautifully presented and extended four bedroom detached house. This exceptional property offers spacious and versatile living accommodation; notably the luxury kitchen/breakfast room and extended second bedroom with a dressing area and 11' vaulted ceiling. To the ground floor you enter the home via a contemporary entrance door into the hall with a ground floor cloakroom. The lounge has a feature fireplace and double doors leading out to the modern garden patio and a glazed door into the kitchen/breakfast room which is a truly impressive space. A full range of integrated Neff appliances and a boil tap are included and the part vaulted ceiling further adds to the appeal with double doors out to the garden. Glazed double doors open into the large separate dining room and the house benefits from the addition of a lovely garden room (formed from the original double garage), with underfloor heating and bi-fold doors onto the garden.

Up on the first floor is a landing area with access to the loft. The master bedroom is of a very good size with an en-suite shower room. The second bedroom has been extended over the original double garage and features a dressing area with fitted wardrobes and an impressive 11' tall vaulted ceiling. The third double bedroom also benefits from having built-in wardrobes and the single bedroom has an over-stair storage cupboard. There is a modern family bathroom, fitted with a white suite. Outside is an attractive and wide frontage with an open-plan lawn and driveway for 2 cars. Double doors open to the storage space formed for the original garage. The wide rear garden, enjoys a sunny southerly aspect with a modern smooth grey patio area and path, beyond which is the lawn screened by mature conifers to the rear.

























LOUNGE
21 x 11'8 (6.40m x 3.56m)

DINING ROOM
13'3 x 12'3 (4.04m x 3.73m)

GARDEN ROOM
15'9 x 11'4 (4.80m x 3.45m)

KITCHEN/BREAKFAST ROOM
16'8 x 15 (5.08m x 4.57m)

GROUND FLOOR CLOAKROOM
8 x 3'2 (2.44m x 0.97m)

BEDROOM ONE WITH EN-SUITE
11'10 x 11'6 (3.61m x 3.51m)

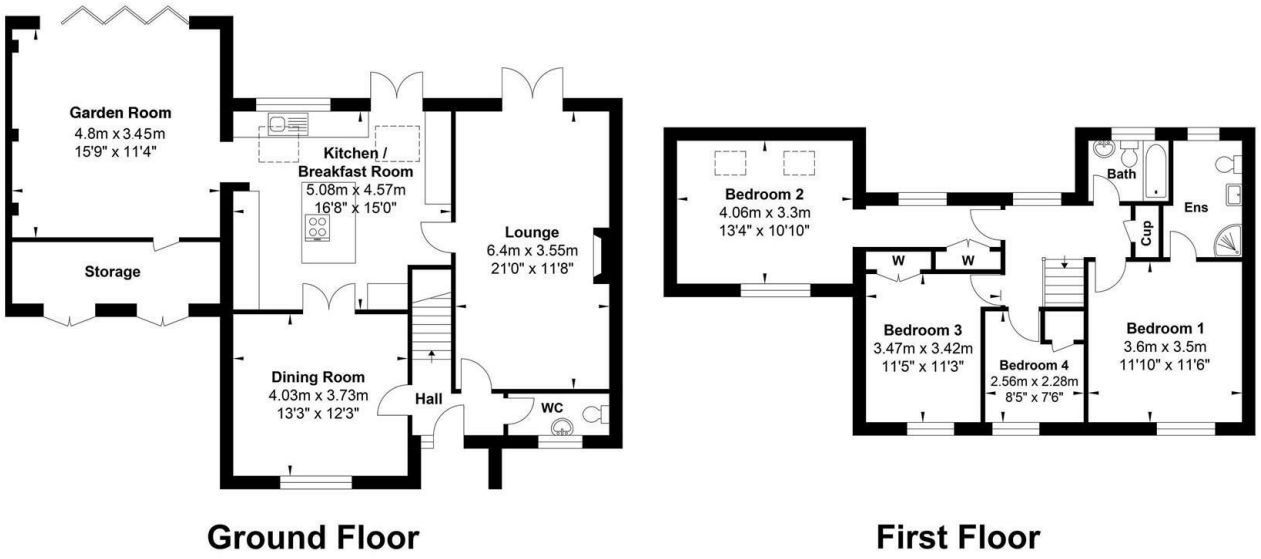
BEDROOM TWO PLUS DRESSING AREA
13'4 x 10'10 (4.06m x 3.30m)

BEDROOM THREE
11'3 x 8'9 (3.43m x 2.67m)

BEDROOM FOUR
8'5 max x 7'6 max (2.57m max x 2.29m max)

FAMILY BATHROOM
6'4 x 5'8 (1.93m x 1.73m)

16 Arundel Way

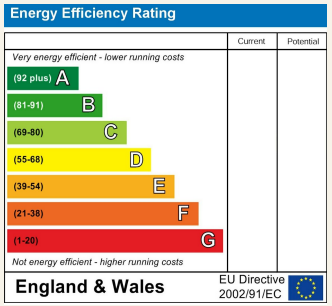


Ground Floor **First Floor**

Gross Internal Floor Area : 162.83 m2 ... 1752.68 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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