

ASHTON WHITE
Leading the way home

Beaufort House, 39 Beaufort Road, Billericay CM12 9JL

Guide Price £1,000,000 - £1,100,000

4 2 2 D

Beaufort House, Billericay

SOLD BY ASHTON WHITE A charming bay fronted four bedroom detached period house, located in one of Billericay's most sought after roads, close to the High Street and train station. This beautifully presented and extended property retains many character features, including stripped wood doors, traditional picture and dado rails and period style fireplaces.

You enter into a 'dog-leg' hallway with stairs leading upto the first floor with useful storage cupboards under. To the front is the square bay fronted living room, boasting renovated sash windows, a panelled ceiling and feature fireplace with a wood burner. Behind is the dining room with a feature fireplace and flanking double glazed sash windows; double opening doors take you through to the impressive open-plan kitchen/family room which offers an appealing mix of character features and contemporary elements, including bi-folding doors opening onto the composite wood effect garden decking. The kitchen contains an extensive range of storage units with solid wood worktops including a large central island. There are a range of integrated appliances and a traditional Falcon range cooker. There is a separate utility room and ground floor cloakroom. Up on the first floor is the attractive landing area which gives access to the four double bedrooms and family bathroom. The main bedroom has the benefit of an en-suite shower room. Two of the other bedrooms have ample built-in wardrobes and drawers. The family bathroom is exceptionally spacious, offering twin wash basins, bath and separate shower cubicle.

To the front of the house is a gravel driveway providing off road parking, with additional parking or storage within the integral garage. Pedestrian side access leads round to the beautifully landscaped, south facing rear garden, featuring a wrap around composite deck, mature shrubs and trees which provides a good degree of privacy.

























ENTRANCE HALL
19'6 x 4'10 (5.94m x 1.47m)

LIVING ROOM
14'6 x 12'2 (4.42m x 3.71m)

DINING ROOM
12 x 10 (3.66m x 3.05m)

KITCHEN/FAMILY ROOM
25'10 x 11 (7.87m x 3.35m)

UTILITY ROOM
10'3 x 7'4 max (3.12m x 2.24m max)

GROUND FLOOR CLOAKROOM
4'9 x 3'9 (1.45m x 1.14m)

BEDROOM ONE
15'3 x 10 (4.65m x 3.05m)

EN-SUITE SHOWER ROOM
6'10 x 5'8 (2.08m x 1.73m)

BEDROOM TWO
16'6 max x 13'8 max (5.03m max x 4.17m max)

BEDROOM THREE
16'6 max x 10 (5.03m max x 3.05m)

BEDROOM FOUR
13'8 max x 13'7 max irregular shape (4.17m max x 4.14m max irregular shape)

BATH/SHOWER ROOM
9'10 x 10'5 max (3.00m x 3.18m max)

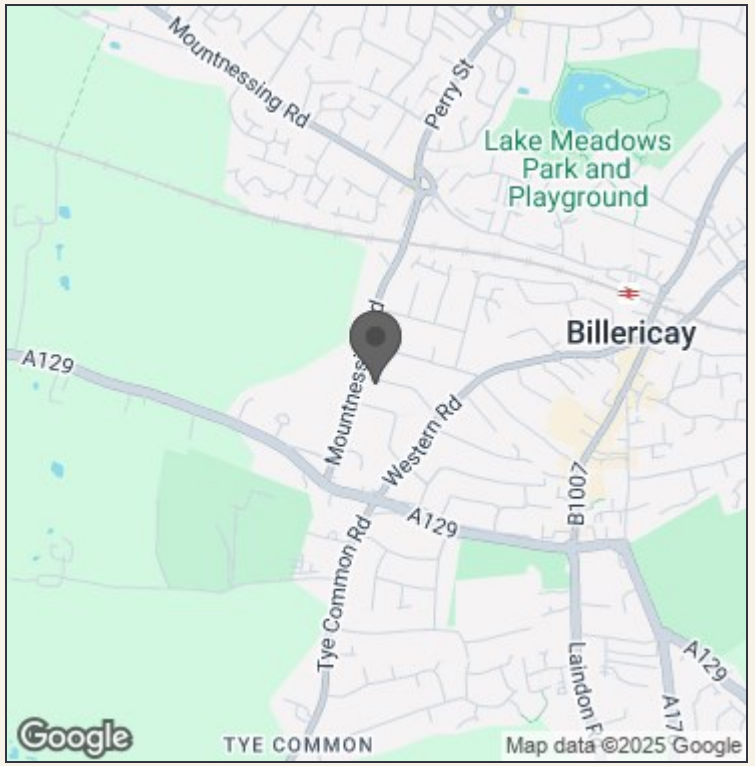
INTEGRAL GARAGE
16 x 8'3 (4.88m x 2.51m)

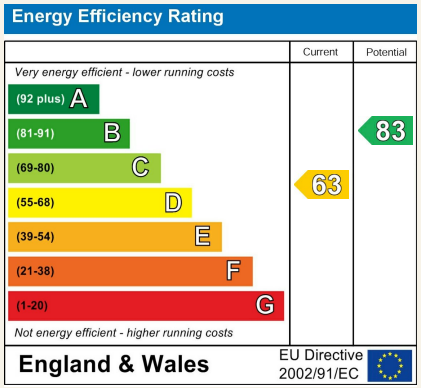


Ground Floor **First Floor**

Gross Internal Floor Area : 164.75 m2 ... 1773 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.





140 High Street
Billericay
Essex
CM12 9DF
tel: 01277 659002
Email: admin@ashtonwhite.co.uk
https://www.ashtonwhite.co.uk

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

THESE PARTICULARS DO NOT CONSTITUTE ANY OFFER OF CONTRACT EITHER DIRECT OR COLLATERAL NOR ARE THEY TO BE ACTED UPON AS REPRESENTATIONS. ALL INTERESTED PARTIES MUST THEMSELVES VERIFY THE ACCURACY OF THESE PARTICULARS.