

ASHTON WHITE
Leading the way home

44 Cromwell Avenue, Billericay CM12 0AG

Price £1,000,000

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Billericay CM12 0AG

SOLD BY ASHTON WHITE Situated in what we consider to be one of the best roads in Billericay, being a quiet no-through road, yet just minutes walk from the train station, Lake Meadows Park and the High Street, is this four bedroom detached house. This impressive home offers in excess of 2,250 sqft of accommodation set over two floors, with a beautiful 140' garden and ample parking.

You enter the property via a porch which opens into a large hallway and central staircase, and a door into the spacious modern fitted ground floor cloakroom. To the front is a bespoke fitted study and behind is a well-proportioned lounge featuring a red brick Inglenook style fireplace and a door leading into the conservatory which overlooks the beautiful rear garden. Set between the conservatory and hall is a snug area which opens into the dining room and comprehensively fitted kitchen with integrated appliances including a twin plate AGA oven. Up on the first floor is a bright galleried landing. The main bedroom has an extensive range if built-in wardrobes and drawers and a walk-in wardrobe/airing cupboard. There is a full-size en-suite shower/bathroom fitted with a white suite. There are three further bedrooms all having built-in wardrobes and drawers offering ample storage space. The fully tiled family shower room is fitted with a white suite and heated towel rail.

To the front is a block paved in and out driveway providing ample off road parking, in addition to the integral garage. To the rear is a beautiful well-stocked 140' garden which commences with a sandstone paved patio with BBQ area and raised fish pond. Beyond are the extensive lawned gardens with boarding flowers and shrubs. To the rear is a vegetable garden, greenhouse and timber shed/summerhouse.

























ENTRANCE PORCH
5'5 x 4'4 (1.65m x 1.32m)

SPACIOUS ENTRANCE HALL

GROUND FLOOR CLOAKROOM
7'7 x 4'4 (2.31m x 1.32m)

LOUNGE
19'10 x 17'9 max (6.05m x 5.41m max)

DINING ROOM
10 x 9 (3.05m x 2.74m)

SNUG
10 x 7'9 (3.05m x 2.36m)

BESPOKE FITTED STUDY
11 x 9'4 (3.35m x 2.84m)

KITCHEN
16'6 x 8'4 (5.03m x 2.54m)

GALLERIED LANDING

BEDROOM ONE WITH EN-SUITE
14'9 x 12 (4.50m x 3.66m)

BEDROOM TWO
12'10 x 10'10 (3.91m x 3.30m)

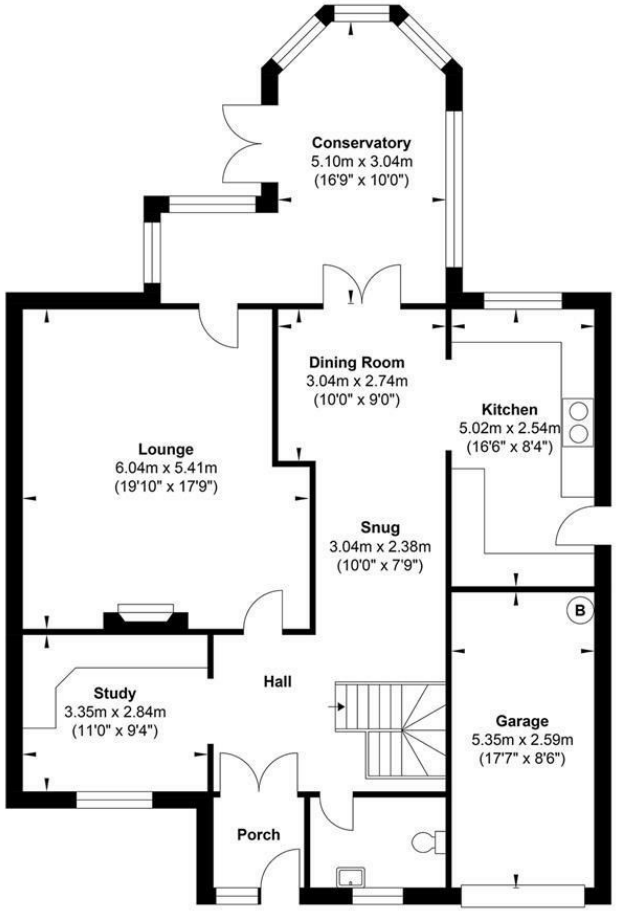
BEDROOM THREE
12'6 x 8'3 (3.81m x 2.51m)

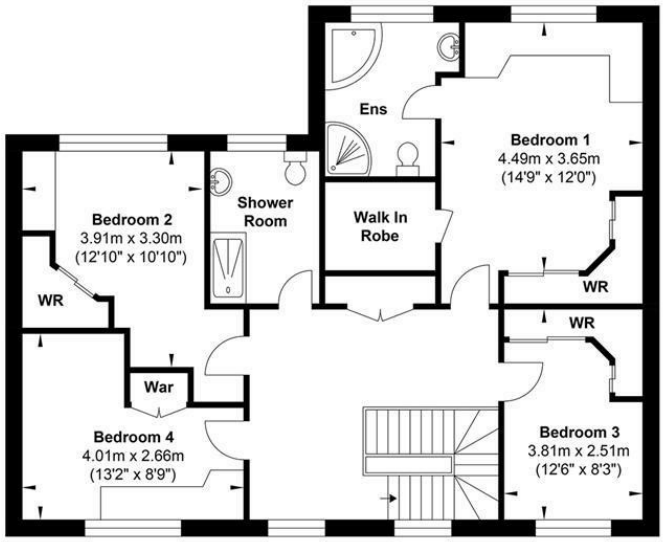
BEDROOM FOUR
13'3 x 8'9 max (4.04m x 2.67m max)

FAMILY SHOWER ROOM
8'4 x 6'6 (2.54m x 1.98m)

GARAGE
17'7 x 8'6 (5.36m x 2.59m)

REAR GARDEN
140' (42.67m)

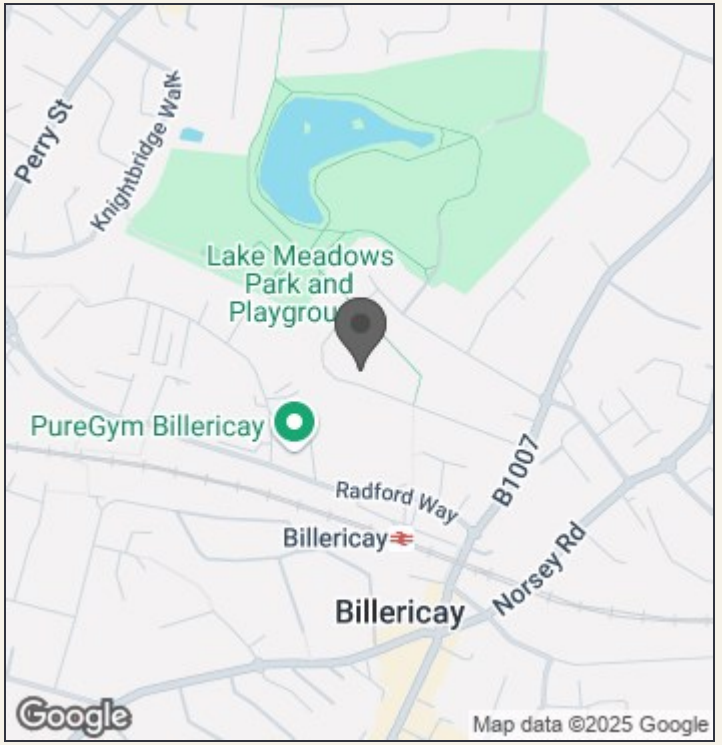


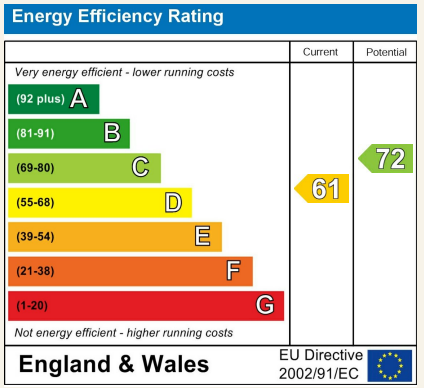


Ground Floor **First Floor**

Gross Internal Floor Area : 209.25 m2 ... 2252.34 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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