

ASHTON WHITE
Leading the way home

7 Ganels Road, Billericay CM11 2TE

£425,000

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** SOLD BY ASHTON WHITE** Offered with No Onward Chain is this beautifully presented and deceptively spacious three bedroom mid terrace house. The impressive accommodation offers a welcoming entrance hall with stylish porcelain tiles that continue into the ground floor cloakroom and beyond to the bright and well designed kitchen. Fitted with high gloss modern units and contrasting worktops, on trend tiling, 5 ring gas hob, double oven and integrated dishwasher with the added benefit of a separate utility room housing the washing machine, tumble dryer and further storage.

The spacious lounge / dining room has a large window to the front with French doors at the rear leading out to the decking area and landscaped garden beyond. With quality Amtico flooring, stone fireplace, granite hearth and contemporary log burner this really is an impressive space.

To the first floor is a landing area with linen cupboard and loft access with fitted pull down ladder. The large master bedroom is situated to the front of the property with a built in cupboard and ample space for wardrobes if so desired as the third bedroom is currently a stylish dressing room but could easily accommodate a double bed if required. The second bedroom has great proportions and built in storage. The luxury bathroom is fully tiled with a high gloss contemporary vanity sink unit, bath and separate shower.

The South West facing garden has been fully landscaped with a generous composite decking area and a stylish granite flagged path leading down to a quality modern garden office / leisure room with power and light connected. To the front is a large hard standing area providing off road parking for several vehicles. The property is ideally located for South Green Primary catchment and shopping area.

























HALLWAY

GROUND FLOOR CLOAKROOM

LOUNGE / DINING ROOM
18'8" x 10'9" (5.7 x 3.3)

KITCHEN
13'5" x 6'10" (4.1 x 2.1)

UTILITY ROOM
9'6" x 7'6" (2.9 x 2.3)

BEDROOM ONE
12'5" x 10'5" (3.8 x 3.2)

BEDROOM TWO
10'5" x 9'2" (3.2 x 2.8)

BEDROOM THREE
7'10" x 7'2" (2.4 x 2.2)

BATHROOM
10'5" x 5'2" (3.2 x 1.6)

GARDEN STUDIO
10'9" x 6'10" (3.3 x 2.1)

Approximate Gross Internal Area
1030 sq ft (96 sq m)

Disclaimer: Floorplan measurements are approximate and are for illustrative purposes only. While we do not doubt the floor plan accuracy and completeness, you or your advisors should conduct a careful, indepentent investigation of the property in respect of monetary valuation. copyright www.ojphoto.co.uk

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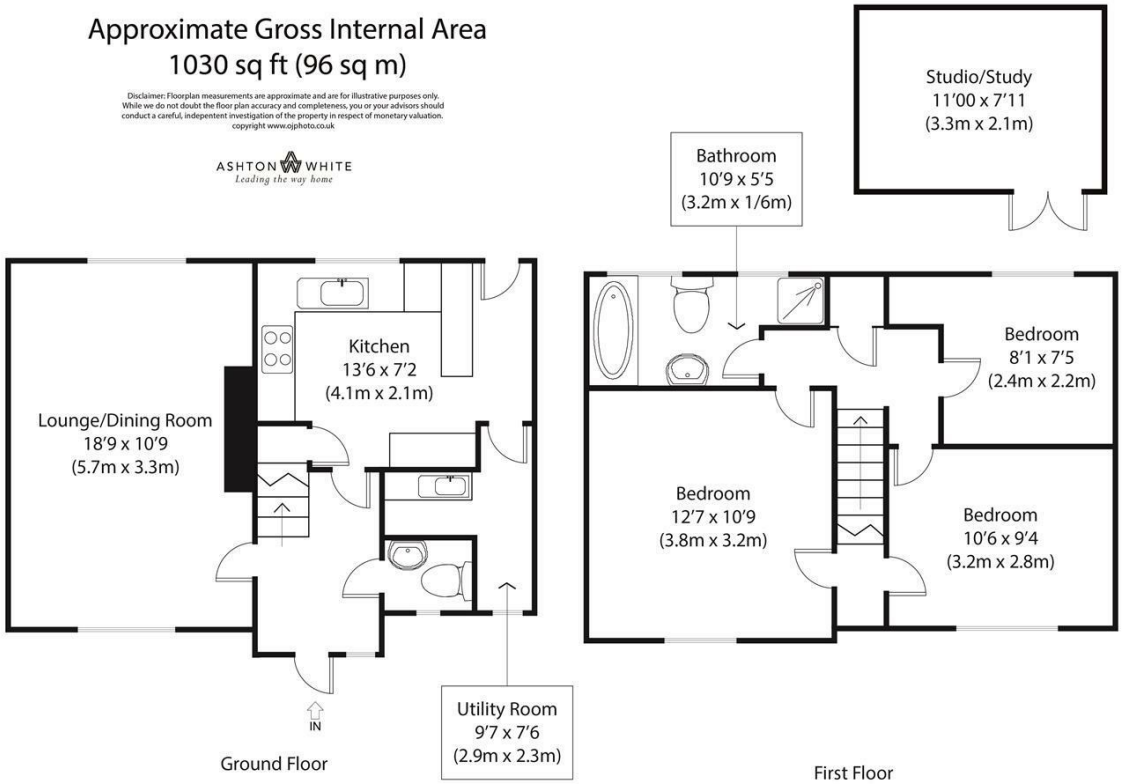

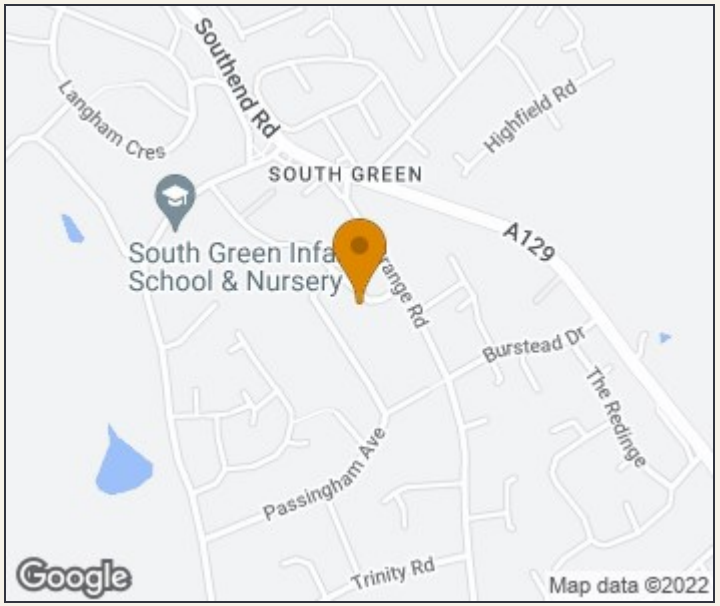

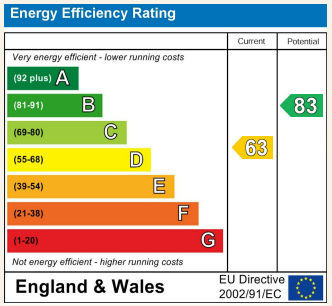

VIEWING: Strictly by prior arrangement with Ashton White Estate Agents.

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