

ASHTON WHITE
Leading the way home

3 Graham Close, Billericay CM12 0QW

Offers In Excess Of £735,000

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Billericay CM12 0QW

SALE AGREED BY ASHTON WHITE An exceptionally spacious four bedroom semi-detached family house, offering in excess of 1,900 sqft of space, with flexible accommodation set over 2 floors suitable for larger families or multi-generational living. The property is located in a sought after cul-de-sac, close to popular schools including Buttsbury and Mayflower.

You enter the property into an impressive hallway with a ground floor cloakroom and under stair storage cupboard. To the front is a well-proportioned snug or large home office ; ideal for those working from home. To the rear of this room is the living room with double doors opening into the garden room which overlooks the garden. The open-plan kitchen-dining room offers ample space and is comprehensively fitted in a range of which units and contrasting granite worktops and central island. There is a full range of integrated appliances and a filter tap. The main bedroom is located on the ground floor, with a large built-in wardrobe and en-suite shower room. On the first floor is the landing with a built-in linen/store cupboard. There are a further three double bedrooms, one featuring a range of built-in wardrobes, and a large family bath and shower room fitted with a white suite.

To the front is a wide driveway offering ample parking and EV charging point. To the side is a detached garage and side gate to the wrap around side and rear garden being mainly laid to lawn, with a paved patio area at the rear.

























ENTRANCE HALL
17'6 x 7'10 max (5.33m x 2.39m max)

GROUND FLOOR CLOAKROOM
5'5 x 3'7 (1.65m x 1.09m)

LIVING ROOM
16 x 12 (4.88m x 3.66m)

GARDEN ROOM
11 x 8'6 (3.35m x 2.59m)

KITCHEN/DINING ROOM
21 x 13'6 max (6.40m x 4.11m max)

BEDROOM ONE (GROUND FLOOR)
13'8 x 12 (4.17m x 3.66m)

EN-SUITE SHOWER ROOM
8'7 x 4'4 (2.62m x 1.32m)

BEDROOM TWO
15'8 x 12 (4.78m x 3.66m)

BEDROOM THREE
13 x 12 (3.96m x 3.66m)

BEDROOM FOUR
12 x 7'8 (3.66m x 2.34m)

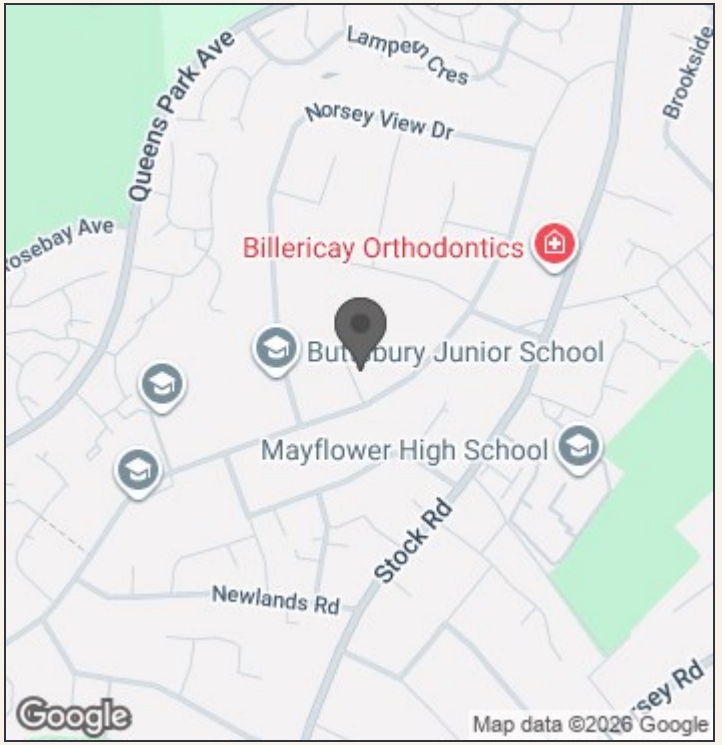
FAMILY BATHROOM
10 x 7'8 (3.05m x 2.34m)

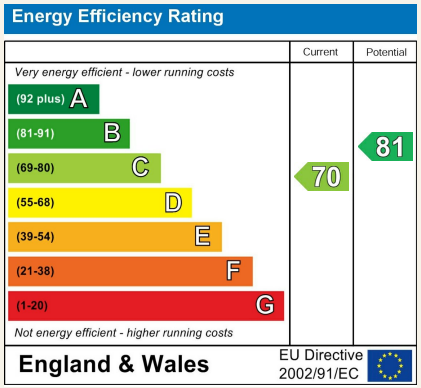
LARGE DRIVEWAY,DETACHED GARAGE/EV CHARGER
16 x 9'7 (4.88m x 2.92m)



Gross Internal Floor Area : 176.79 m2 ... 1902.95 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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