

ASHTON WHITE
Leading the way home

50 Lampern Crescent, Billericay CM12 0FD

Asking Price £825,000

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SALE AGREED BY ASHTON WHITE Located in the popular Arundel Heights development is this deceptively spacious and beautifully presented extended 5 bedroom detached house. Benefitting from a large open plan kitchen / breakfast / dining room and conservatory together with four double bedrooms and study this property is ideal for family living.

On arrival you are welcomed by a large hallway with a direct view of the garden, a newly fitted cloakroom and under stairs storage. The separate spacious lounge features a gas fireplace with natural stone surround and hearth , attractive bow window to the front with french doors leading in to the dining room. The large open plan kitchen is fitted with a central island and a further peninsular island for casual dining and entertaining. The kitchen is well designed with ample storage, generous counter space fitted with quality Quartz stone that continue in to the utility / laundry room which has cleverly been incorporated by the current owners. Equipped with a large gas Rangemaster and extractor hood. Natural stone flooring flows from the kitchen in to the large light filled family room /conservatory fitted with plantation shutters and french doors leading onto the patio area and west facing garden beyond. At the far end is the summer house / games room with power and heating providing versatility.

Up on the first floor are three good sized double bedrooms all with generous built in storage serviced by a luxury family bathroom with separate shower, vanity basin with floor to ceiling tiles. The fourth bedroom is currently being used as a study with cleverly designed storage under the stairs which lead to a beautiful Master bedroom with impressive built in storage with further eves storage. Complimented by a contemporary ensuite bathroom echoing the same design as the family bathroom and cloakroom.
To the front is a driveway with parking for 2 cars and a garage with electric roller door and external EV charging point.

























HALLWAY

LOUNGE
18'8 x 12 (5.69m x 3.66m)

KITCHEN/BREAKFAST ROOM
14'5 x 14'3 (4.39m x 4.34m)

DINING ROOM
11'6 x 11'6 (3.51m x 3.51m)

UTILITY
8 x 5 (2.44m x 1.52m)

CONSERVATORY
17'8 x 10'4 (5.38m x 3.15m)

BEDROOM ONE
18'10 x 13'7 (5.74m x 4.14m)

ENSUITE
5'9 x 5 (1.75m x 1.52m)

BEDROOM TWO
11 x 10 (3.35m x 3.05m)

BEDROOM THREE
10 x 9'6 (3.05m x 2.90m)

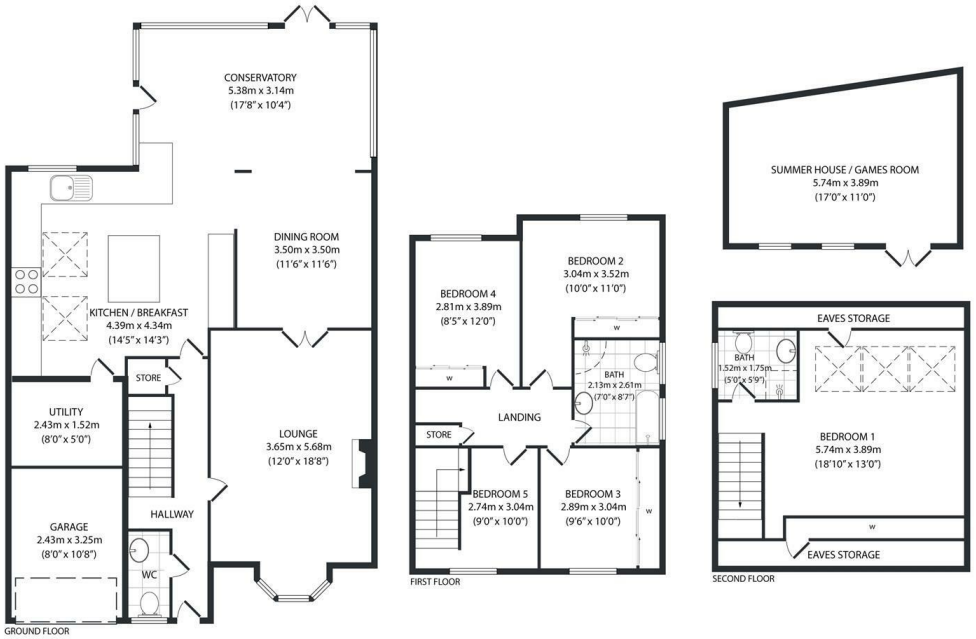
BEDROOM FOUR
12 x 8'5 (3.66m x 2.57m)

BEDROOM FIVE
10 x 9 (3.05m x 2.74m)

FAMILY BATHROOM
8'7 x 7 (2.62m x 2.13m)

GARAGE
10'8 x 8 (3.25m x 2.44m)

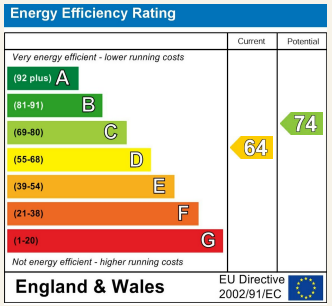
SUMMER HOUSE / GAMES ROOM
17 x 11 (5.18m x 3.35m)



Total area : approx. 180.51 sq. meters (1943 sq. feet)

This floor plan is for illustrative purposes and layout guidance only. It is not drawn to scale.
Dimensions should not be used for carpet or flooring sizes and are not intended to form part of any contract.





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.

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