

ASHTON WHITE
Leading the way home

28A Lilford Road, Billericay CM11 1BS

Offers In Excess Of £1,000,000

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28A Lilford Road
Billericay CM11 1BS

SOLD BY ASHTON WHITE Offering beautifully presented living accommodation is this four/five bedroom detached family house, located in one of the most sought after roads within the Buttsbury/Mayflower area of Billericay. Over recent years the current owners have re-modelled and upgraded the interior, to create a stunning property designed for modern family life.

You enter via the side of the house, into an impressive hallway with a cloaks cupboard and underfloor heating which continues into the kitchen/family room, utility and bathrooms. There is a ground floor cloakroom and to the front is a well-proportioned lounge with a feature fireplace and double doors into the playroom/study (converted from the original garage). Across the rear of the house is the 'must-have' open-plan kitchen/family/dining room with bi-folding doors onto the garden terrace. The kitchen area is comprehensively fitted and includes a range of integrated appliances and quartz worktops including a peninsular breakfast bar. Within the family area is a stylish fitted bookcase and shelving. There is a separate utility room with matching units and worktops, plus a cupboard housing the gas fired boiler. Up on the first floor is a landing area and built-in airing cupboard. The principal bedroom offers ample space and has the benefit of an en-suite shower room and air conditioning which features in all four bedrooms. There is a separate dressing room with fitted wardrobes, which could be converted back to a further bedroom if preferred. The three remaining bedrooms are all doubles, and the lovely family bathroom offers a free-standing bath and separate shower cubicle.

To the front is a block paved driveway offering ample off road parking, with pull-up security columns. To the rear is the attractive garden which commences with a full-width paved terrace leading out to the lawn with mature shrubs and hedges.

























ENTRANCE HALL
12 x 11 (3.66m x 3.35m)

GROUND FLOOR CLOAKROOM

LOUNGE
19'6 x 14'2 (5.94m x 4.32m)

PLAYROOM/STUDY
14 x 12 (4.27m x 3.66m)

KITCHEN/DINING/FAMILY ROOM
26 max x 24 (7.92m max x 7.32m)

UTILITY ROOM
14 x 5'9 (4.27m x 1.75m)

BEDROOM ONE
14'9 x 12 (4.50m x 3.66m)

EN-SUITE SHOWER ROOM

BEDROOM TWO
14'8 max x 10'7 (4.47m max x 3.23m)

BEDROOM THREE
14 x 10'11 (4.27m x 3.33m)

BEDROOM FOUR
12 x 10'8 (3.66m x 3.25m)

FAMILY BATH/SHOWER ROOM
11 x 7 (3.35m x 2.13m)

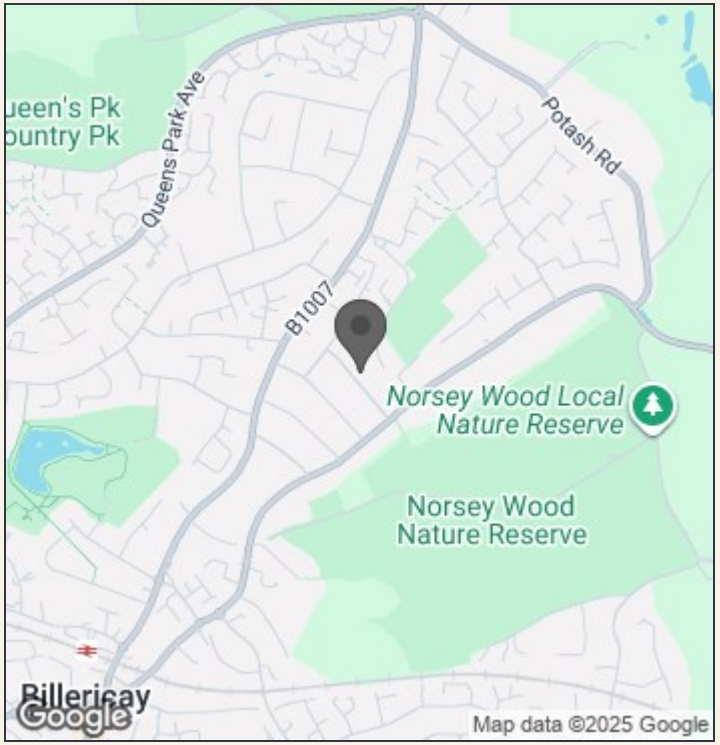
ATTRACTIVE REAR GARDEN
75' (22.86m)

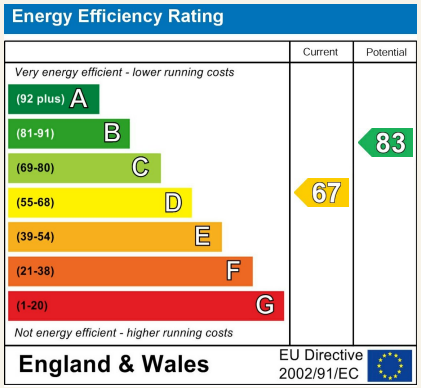


Ground Floor **First Floor**

Gross Internal Floor Area : 201.84 m2 ... 2172.58 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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