

ASHTON WHITE
Leading the way home

44b Mons Avenue, Billericay CM11 2HQ
£530,000

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SOLD BY ASHTON WHITE Constructed just 5 years ago, and set down a private mews is the exceptionally spacious and beautifully appointed two bedroom semi-detached house. The ideal 'down-sizer' or 'up-scale' first home; this exceptional property has had numerous upgrades which includes; luxury fitted kitchen, bespoke fitted wardrobes, stylish media wall and landscaped garden. Offering almost 1,000 sqft of living space, this home is the size of the average three bedroom house!

You enter the property via a side doorway opening into the entrance hall with a built-in storage cupboard and ground floor cloakroom fitted with a white suite. To the front is the stylish lounge featuring a media wall with inset lighting (appliances not included). To the rear is the beautifully appointed luxury kitchen/dining room; fitted in a range of 'on-trend' matt black units and contrasting quartz worktops including a peninsula breakfast bar and integrated kitchen appliances. Up on the first floor is the landing with access to the loft storage area. The exceptionally spacious master bedroom features panelled walls and a range of bespoke fitted mirror fronted wardrobes. The second double bedroom, is also very spacious featuring a range of bespoke fitted wardrobes offering ample storage. The large bathroom is fitted with a white suite and includes a bath and separate shower cubicle.

To the front is a block paved driveway offering parking for 2 cars and to the rear is a lovely landscaped low-maintenance rear garden; designed for entertaining. Local schools and shops are close by and Billericay train station is within a 1 mile walk.











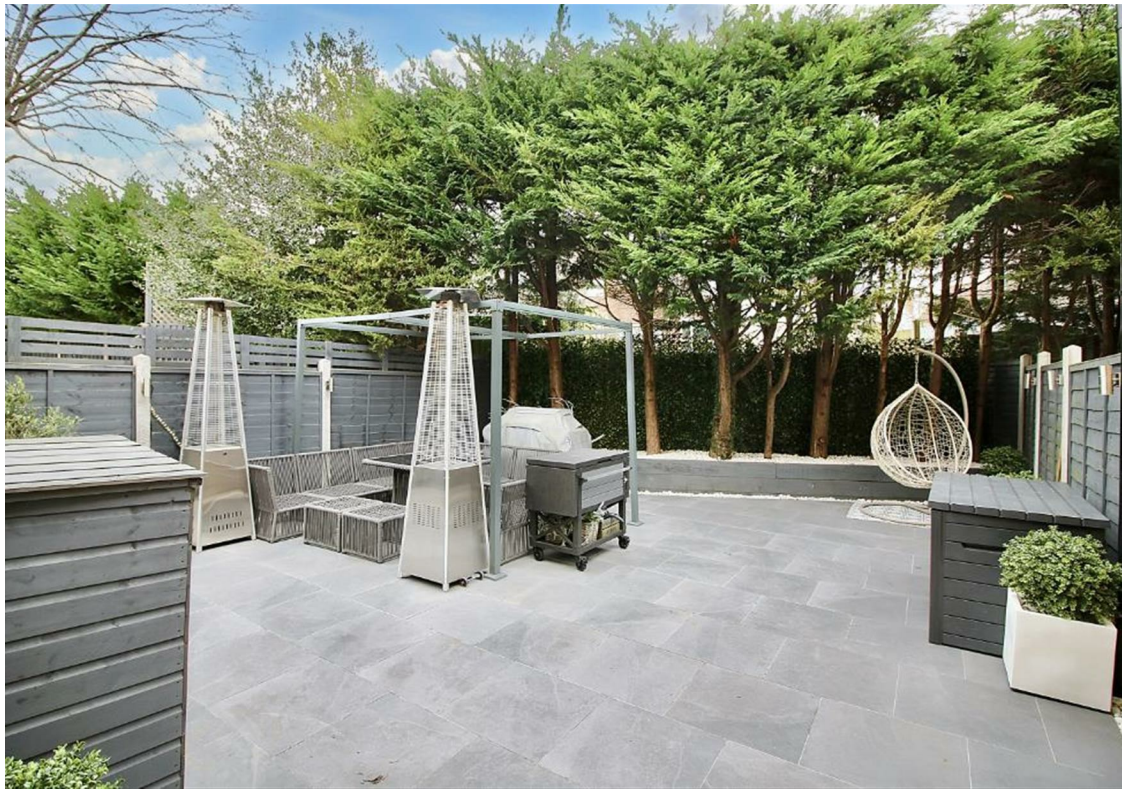














ENTRANCE HALL WITH BUILT-IN STORAGE

GROUND FLOOR CLOAKROOM
5'9 x 3'2 (1.75m x 0.97m)

LOUNGE WITH MEDIA WALL
15 x 12'4 (4.57m x 3.76m)

LUXURY FITTED KITCHEN/DINING ROOM
15 x 13'3 (4.57m x 4.04m)

FIRST FLOOR LANDING WITH LOFT ACCESS

BEDROOM ONE WITH BESPOKE FITTED WARDROBES
15 x 13'3 (4.57m x 4.04m)

BEDROOM TWO WITH BESPOKE FITTED WARDROBES
15 x 12'4 max (4.57m x 3.76m max)

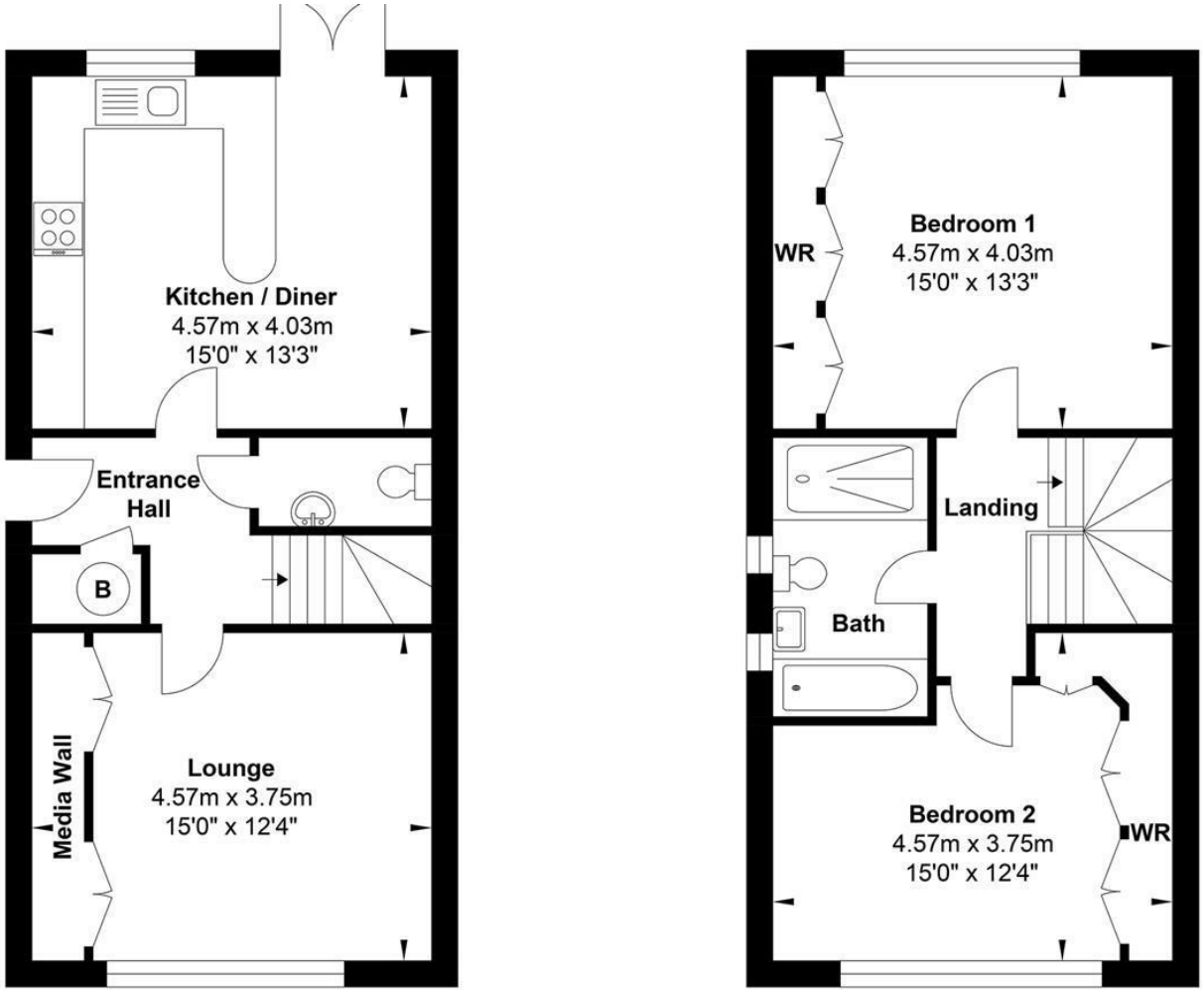
LUXURY BATH & SHOWER ROOM
10'4 x 5'10 (3.15m x 1.78m)

LANDSCAPED PRIVATE REAR GARDEN

TWO OFF ROAD PARKING SPACES

HIGH SPEED FIBRE BROADBAND

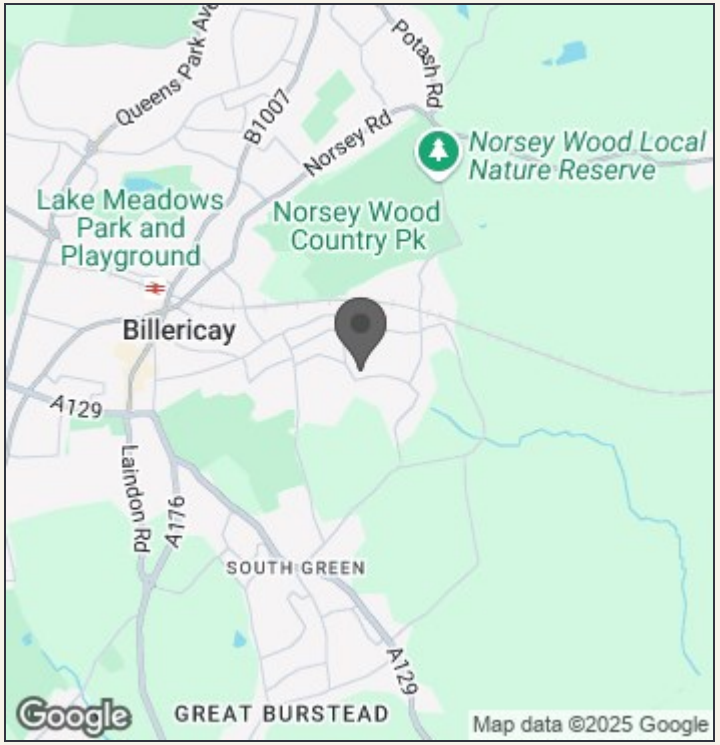
ALARM & CCTV

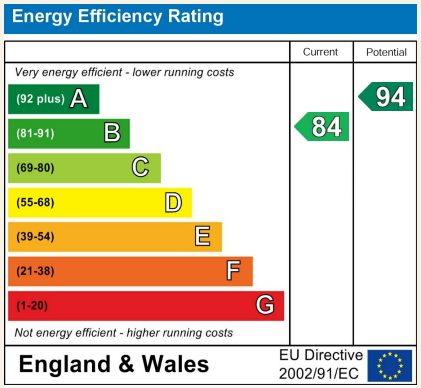


Ground Floor **First Floor**

Gross Internal Floor Area : 92.4 m2 ... 995 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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