

ASHTON WHITE
Leading the way home

11 Montpelier Close, Billericay CM12 0UH

Offers In Excess Of £625,000

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11 Montpelier Close Billericay CM12 0UH Offers In Excess Of £695,000

SOLD BY ASHTON WHITE Located in a small mews on the popular Queens Park development is this detached four bedroom family house. The property offers versatile living accommodation, set over two floors, including an open-plan kitchen/diner, utility room and a converted garage providing a home office with storage to the front.

From the welcoming hallway you have access to the ground floor cloakroom and the utility room behind (originally built as a study). Further down the hall is the well-proportioned lounge with a feature fireplace and bi-folding doors onto the garden deck. This room leads through to the open-plan kitchen/dining room which is comprehensively fitted in a range of light wood effect units and contrasting granite worktops, incorporating a breakfast bar. There are a range of integrated appliances which includes; double ovens, gas hob, cooker hood, dishwasher, fridge/freezer and a further fridge.

Up on the first floor is the landing area with access to the loft storage area. The good-size main bedroom is situated to the rear, with wall to wall wardrobes and an en-suite shower room. There are three further well-proportioned bedrooms and a fully-tiled family bathroom.To the front is a shallow garden and a private driveway to the side, leading to the storage garage with an electric roller door and loft storage area. Side access leads you round to the south-west facing rear garden. The garden commences with a paved and decked patio leading out to the lawn with bordering shrubs and trees. At the rear is a timber garden shed with power connected. To the side of the house is the stylish home office (converted from the rear of the garage).

























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GROUND FLOOR CLOAKROOM

LOUNGE
18'7 x 14'8 max (5.66m x 4.47m max)

KITCHEN/DINING ROOM
25 x 13 max (7.62m x 3.96m max)

UTILITY ROOM
8'7 x 6'1 (2.62m x 1.85m)

HOME OFFICE/STUDY
7'10 x 7'8 (2.39m x 2.34m)

BEDROOM ONE
15'8 x 11'6 (4.78m x 3.51m)

EN-SUITE SHOWER ROOM
6'6 x 4'10 (1.98m x 1.47m)

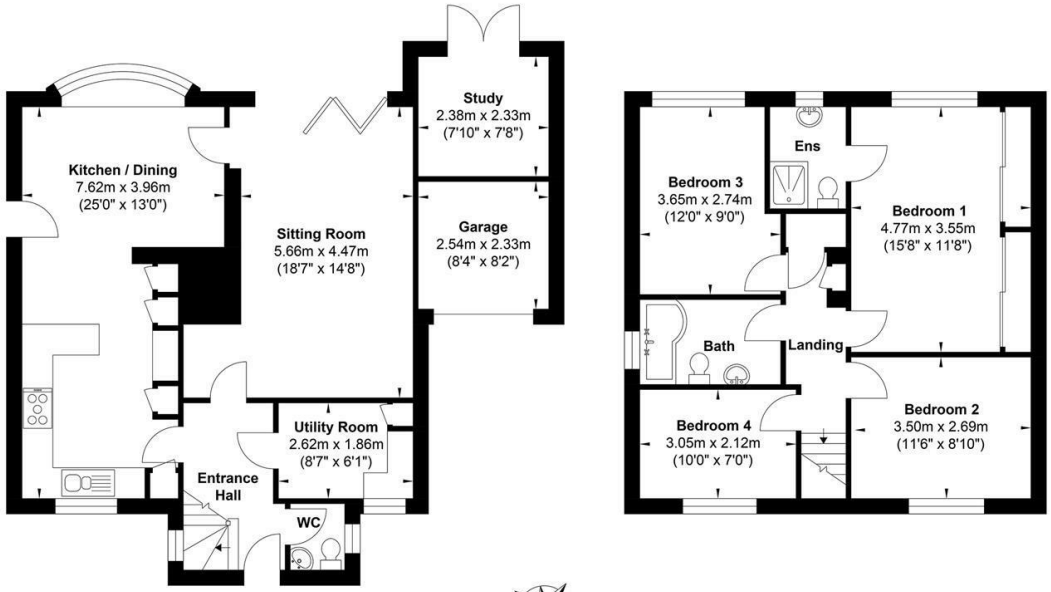
BEDROOM TWO
11'6 x 8'10 (3.51m x 2.69m)

BEDROOM THREE
12 x 9 (3.66m x 2.74m)

BEDROOM FOUR
10 x7 (3.05m x2.13m)

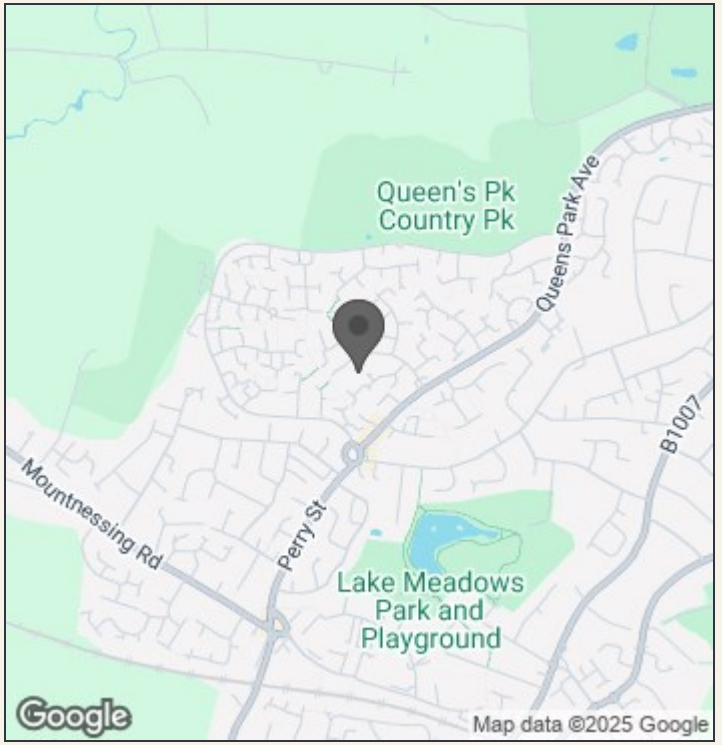
FAMILY BATHROOM
9 x 5'5 (2.74m x 1.65m)

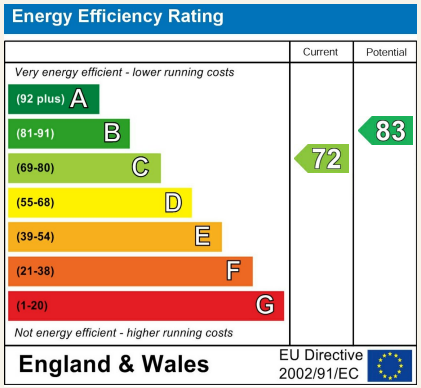
STORAGE GARAGE
8'4 8'2 (2.54m 2.49m)



Gross Internal Floor Area : 134.23 m2 ... 1444.84 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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