

144 Potash Road, Billericay CM11 1HQ

£1,100,000

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SALE AGREED BY ASHTON WHITE Set in a sought-after non-estate location within the desirable Mayflower/Buttsbury area of Billericay, this attractive four-bedroom detached family home occupies a mature westerly facing plot of around 0.26 acres. Originally purchased by the current owner in the late 1970s, it presents an excellent opportunity for extension and modernisation while remaining perfectly comfortable for immediate occupation.

A welcoming entrance hall leads to a cloakroom and a staircase to the first floor. Double doors open to the generously sized lounge, complete with a feature fireplace and French doors to the garden patio. To the front sits a study, while to the rear, the dining room and kitchen sit side by side, ideal for combining into a spacious open-plan kitchen/dining area if desired. The dining room also offers patio access, and the kitchen is served by a separate utility room.

Upstairs, a bright landing provides loft access. The spacious main bedroom overlooks the mature garden and benefits from an en suite shower room. The second bedroom is also generously proportioned, with a further double and large single bedroom to the front, plus a family bathroom with a white suite including a bath with shower over.

A standout feature is the home's setting; tucked around 70 feet back from the road behind mature trees and hedging. The frontage provides extensive parking along with a double garage with electric door. A side gate leads to a wide area offering scope for a side extension (STPP). The delightful westerly garden stretches about 100 feet, laid mainly to lawn with a large paved patio, established shrubs, and mature trees creating an excellent degree of privacy.

Offered for sale with No Chain





















ENTRANCE HALL
14'8 x 11 max (4.47m x 3.35m max)

GROUND FLOOR CLOAKROOM
6 x 2'10 (1.83m x 0.86m)

LOUNGE
17'7 x 14'8 (5.36m x 4.47m)

DINING ROOM
14'6 x 12 (4.42m x 3.66m)

STUDY
8'10 x 8'6 (2.69m x 2.59m)

KITCHEN
12'3 x 11'10 (3.73m x 3.61m)

UTILITY ROOM
8'6 x 7'7 (2.59m x 2.31m)

BEDROOM ONE
15'4 x 13'6 (4.67m x 4.11m)

EN-SUITE SHOWER ROOM
8'4 x 7 (2.54m x 2.13m)

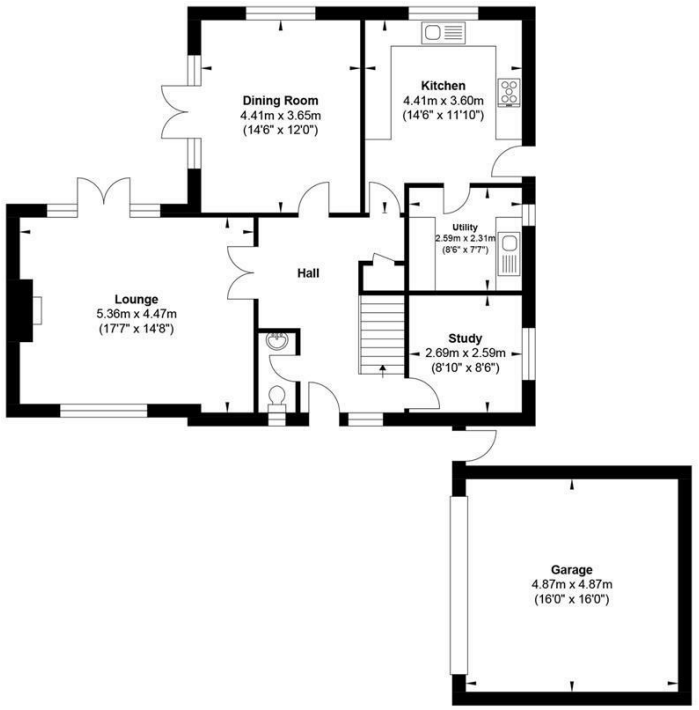
BEDROOM TWO
13'10 x 13'6 (4.22m x 4.11m)

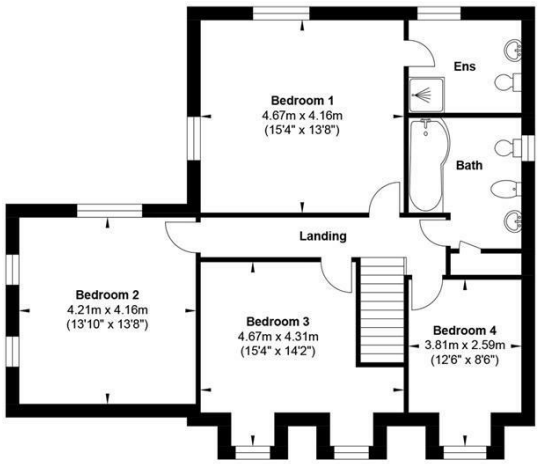
BEDROOM THREE
15'4 max x 14'2 max (4.67m max x 4.32m max)

BEDROOM FOUR
12'6 max x 8'6 (3.81m max x 2.59m)

FAMILY BATHROOM
9'3 x 8'4 max (2.82m x 2.54m max)

DOUBLE GARAGE
16 x 16 (4.88m x 4.88m)

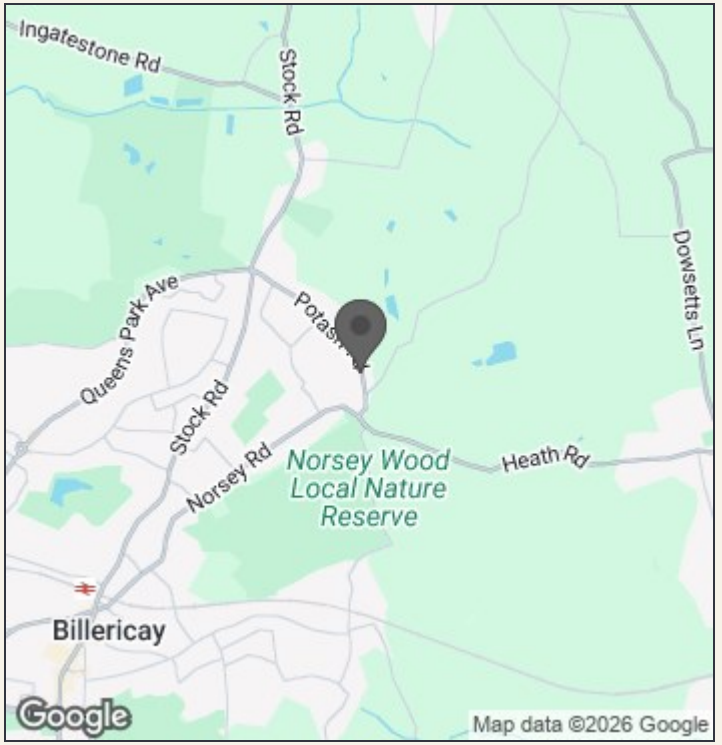


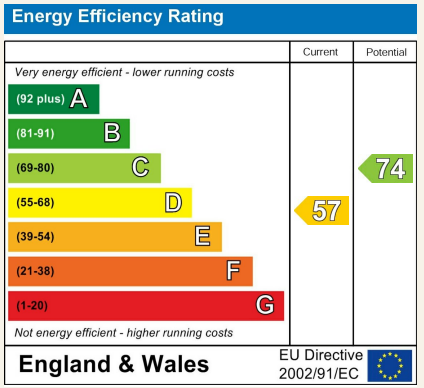


Ground Floor **First Floor**

Gross Internal Floor Area : 193.59 m2 ... 2083.78 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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