

ASHTON WHITE
Leading the way home

46 Rosslyn Road, Billericay CM12 9JN

Guide Price £1,000,000 - £1,100,000

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Billericay CM12 9JN

SOLD BY ASHTON WHITE Situated in one of Billericay's premier turnings, convenient for both the High Street and train station, an opportunity to acquire this most attractive detached family home, considerably remodelled and extended nine years ago to now present a stunning, highly appointed house of circa 2400 sq.ft of accommodation arranged over three floors.

Approached accross an extensive driveway, the property is accessed via an impressive reception hallway with glass panelled solid-wood staircase to the first floor, travertine style tiled flooring, recessed spotlights and hardwood, part-glazed doors opening to the living room. This is a very comfortable room located at the front of the house and enjoys lots of natural lighting with a wide square bay window, feature fireplace incorporating a wood burner and decorative oak mantle above.

From the hallway, there is a ground floor cloakroom, separate utility room and further pair of double doors opening to undoubtably, the centrepiece of the house, the exceptional 33' x 31' kitchen/dining/family room. This features two sets of quadruple bi-folding doors to the garden, lantern roof, matching travertine tiled flooring to the hallway, large central island/breakfast bar, bespoke fitted kitchen cabinets fronted with white high-gloss doors and contrasting quartz working surfaces.

Up on the first floor, the long landing leads to a further staircase to the upper loft room. Two of the double bedrooms to the first floor are linked by a Jack and Jill ensuite shower, with further family bathroom, two bedrooms, one currently used as a dressing room with fitted wardrobes. The present owners have adopted the top floor as their master suite with lovely 20' x 13' bedroom area and bespoke ensuite bathroom with "egg" shaped bath.

Outside, the rear garden is nicely landscaped with a wide brick edged paved patio, circular lawn flanked by mature evergreen shrubs. Side access to garage

























IMPRESSIVE ENTRANCE HALL

LIVING ROOM
16'0 x 15'5 (4.88m x 4.70m)

KITCHEN/DINING/FAMILY ROOM
31'10 x 22'2 (9.70m x 6.76m)

GROUND FLOOR W.C.

UTILITY ROOM
7'7 x 7'0 (2.31m x 2.13m)

BEDROOM ONE
16'0 x 15'5 (4.88m x 4.70m)

JACK & JILL EN-SUITE SHOWER
7'0 x 5'10 (2.13m x 1.78m)

BEDROOM TWO
14'0 x 10'2 (4.27m x 3.10m)

BEDROOM THREE
9'10 x 8'10 (3.00m x 2.69m)

BEDROOM FOUR/DRESSING
10'10 x 7'0 (3.30m x 2.13m)

FAMILY BATHROOM
8'8 x 6'0 (2.64m x 1.83m)

LOFT ROOM
20'0 x 13'2 (6.10m x 4.01m)

EN-SUITE BATHROOM
13'2 x 6'7 (4.01m x 2.01m)

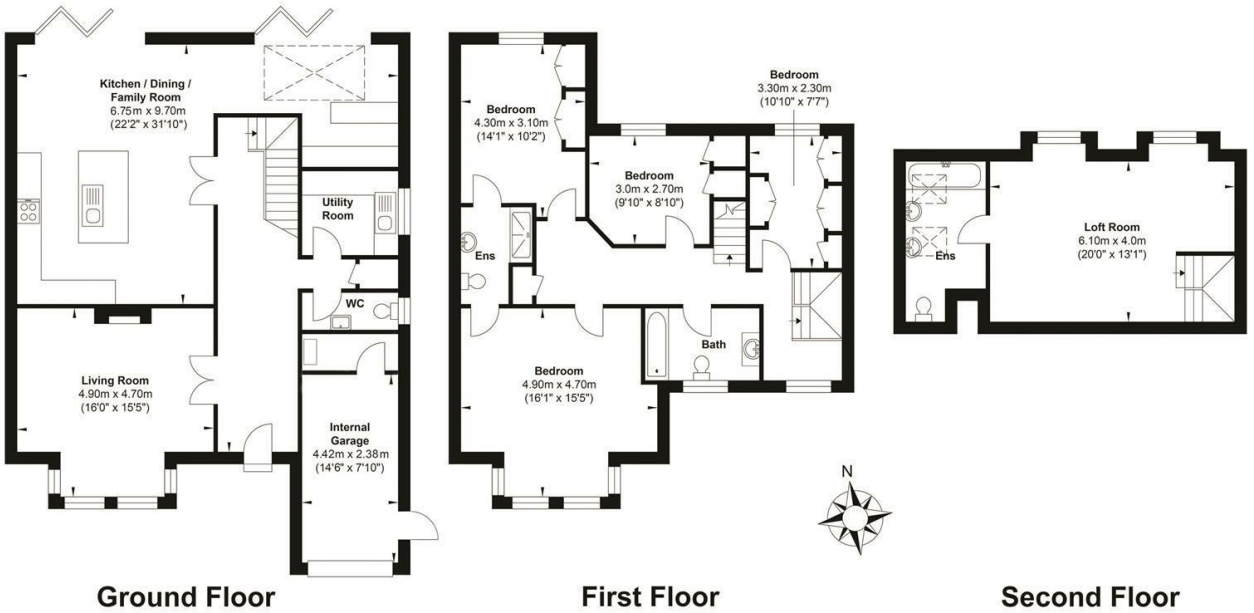
LARGE DRIVEWAY BLOCK PAVED DRIVE

PART INTEGRAL GARAGE
14'6 x 7'10 (4.42m x 2.39m)

LANDSCAPED REAR GARDEN

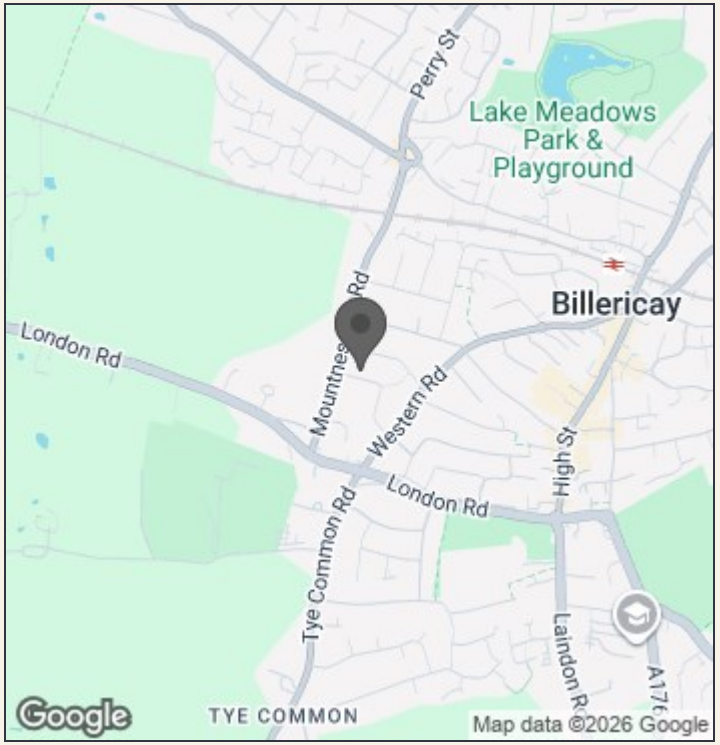
BILLERICAY HIGH STREET 0.5 MILES

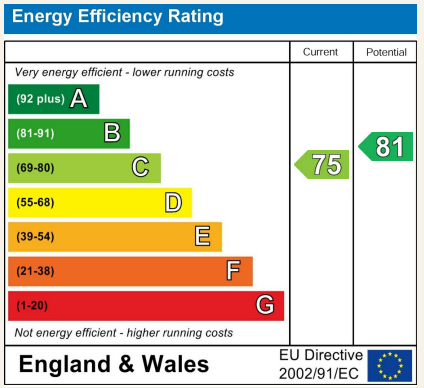
QUILTERS SCHOOL 0.7 MILES



Gross Internal Floor Area : 227.0 m2 ... 2443.7 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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