

ASHTON WHITE
Leading the way home

40 Salesbury Drive, Billericay CM11 2JH

Offers In Excess Of £375,000

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40 Salesbury Drive
Billericay CM11 2JH

SALE AGREED BY ASHTON WHITEA much improved and re-designed three bedroom terraced house, offering an 'on trend' open-plan living space including the addition of a ground floor cloakroom, off road parking and a south facing garden.

You enter the property into a welcoming hallway with a door into the stylish ground floor cloakroom, with a door to the under-stairs storage cupboard. The open-plan living space has the benefit of underfloor heating, beneath the wooden flooring and incorporates a living area with a feature fireplace and marble surround with patio doors leading out to the garden deck. To one side is the dining area with a further set of patio doors and to the front is the modern fitted kitchen. The kitchen is fitted in a comprehensive range of gloss white units with Corian worktops incorporating a peninsula breakfast bar, and integrated oven, hob, cooker hood, dishwasher and a fridge/freezer.

Up on the first floor is a landing area giving access to the three bedrooms and family bathroom. To the rear is the spacious main bedroom with a large fitted wardrobe. To the front is the second double bedroom which comes with a range of wall to wall wardrobes. The third bedroom is located to the rear and offers ample space. The large family bathroom includes a bath, separate shower cubicle, twin wash basins and toilet.

To the front is the block paved driveway providing off street parking. To the rear is the south facing garden, which commences a timber deck and astro turf lawn, and to the rear is a timber games room/storage shed with underfloor heating. There are local shops and schools nearby and Billericay High Street is just over a mile away.





















ENTRANCE HALL

GROUND FLOOR CLOAKROOM
5'4 x 4'3 (1.63m x 1.30m)

OPEN-PLAN LIVING AREA/KITCHEN
28'8 max x 20'4 max (8.74m max x 6.20m max)

BEDROOM ONE WITH BUILT-IN WARDROBE
15 x 10'11 (4.57m x 3.33m)

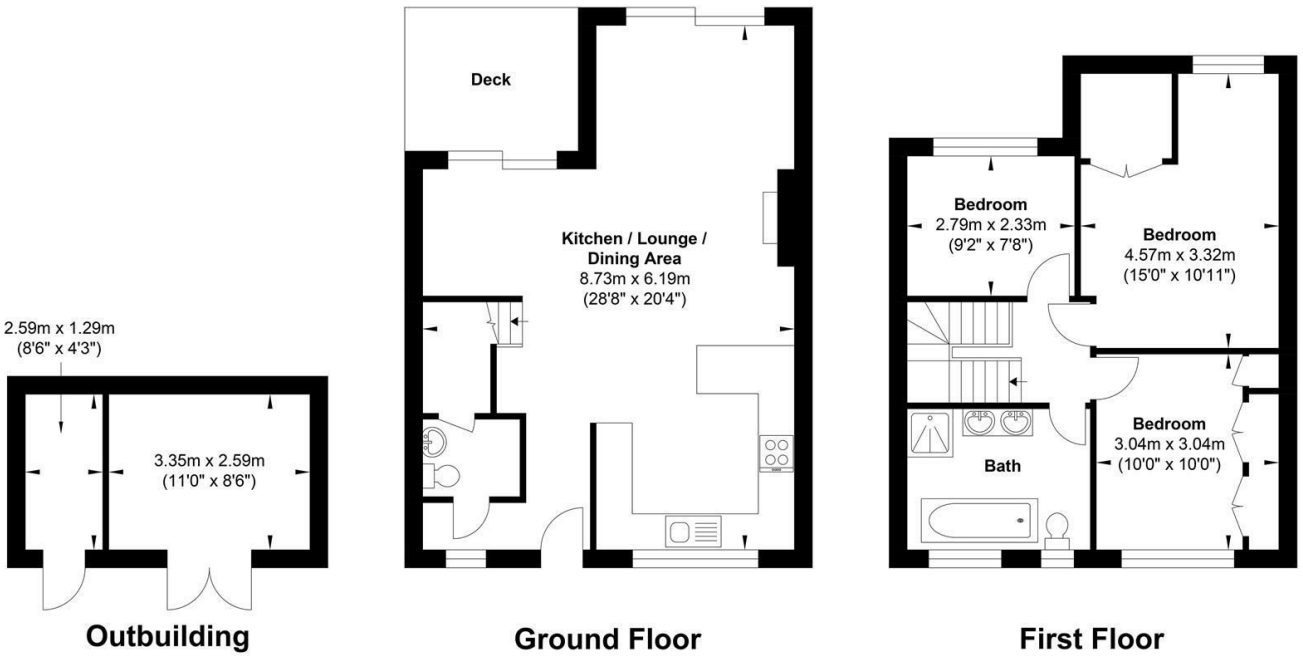
BEDROOM TWO WITH FITTED WARDROBES
10 x 10 (3.05m x 3.05m)

BEDROOM THREE
9'2 x 7'8 (2.79m x 2.34m)

FAMILY BATHROOM
9'9 x 7 (2.97m x 2.13m)

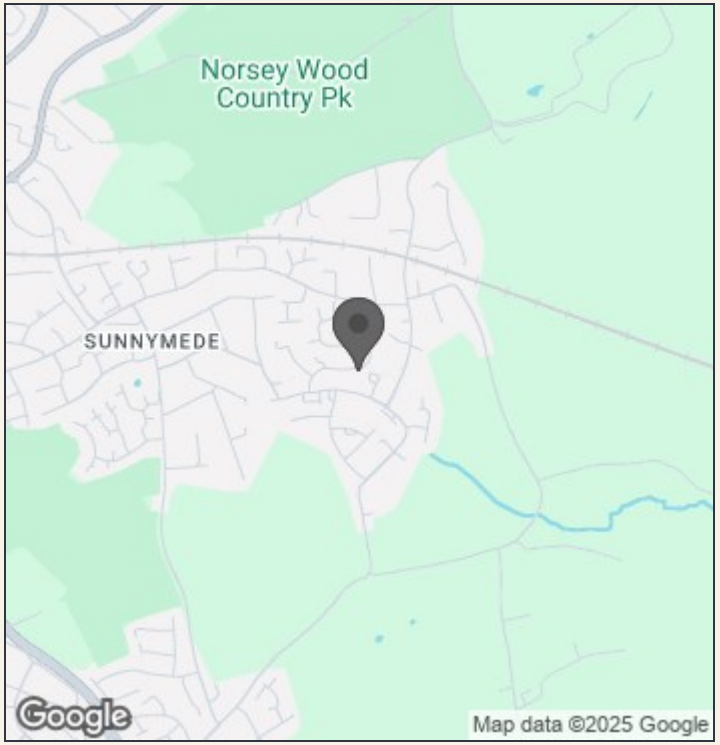
GAMES ROOM/SHED
15'4 x 8'7 (4.67m x 2.62m)

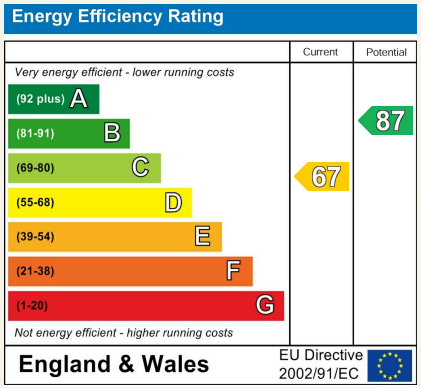
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Gross Internal Floor Area : 104.51 m2 ... 1124.93 ft2

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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