

ASHTON WHITE
Leading the way home

8 Smythe Road, Billericay CM11 1SE

Guide price £1,000,000 - £1,100,000

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Billericay CM11 1SE

SALE AGREED BY ASHTON WHITE! A most impressive and very substantial family home nestled within secluded south facing gardens, and nicely positioned in this highly sought after Norsey Farm location convenient for both Mayflower and Buttsbury schools and 1.5 miles of Billericay High Street and Station.

The property, extended by the previous owners, boasts six bedrooms, four of which are doubles and three featuring en-suite bath/shower providing in excess of 2800 sq.ft of well-presented accommodation (including garage). The L-shaped entrance hall leads to an impressive 21' lounge/dining room with staircase rising to the first floor and French doors opening onto the secluded rear garden. An extensively fitted kitchen features numerous cupboards, drawers and working surfaces including breakfast bar/table, and access to garden. From the hallway, doors lead to the ground floor cloakroom and useful built in cupboard, a further door leads to the spacious dual aspect sitting room also benefiting from French doors to side garden/terrace and with access to the separate utility room. The impressive double integral garage also incorporates a workshop area, power, lighting and sink.

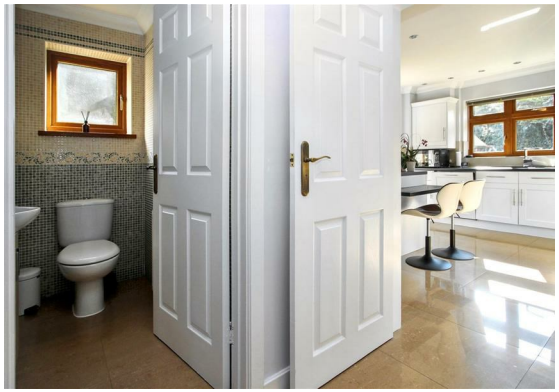
To the first floor of the property, a spacious landing and long corridor leads to the principal bedroom suite incorporating a bespoke fitted en-suite bathroom; walk-in dressing room and further walk-in storage area. The second and third bedrooms are also of a significant size, again, each with quality en-suite shower. There are three further bedrooms and nicely appointed family bathroom with separate shower enclosure.

Externally, the property is set back within a sizable corner plot and benefits from a generous size driveway which could accommodate four to five cars. Side pedestrian gate with access to the rear garden. This benefits from a south-south westerly aspect, measuring approx. 40' deep by 55' wide. Mainly laid to lawn area with established trees and shrubs to borders.





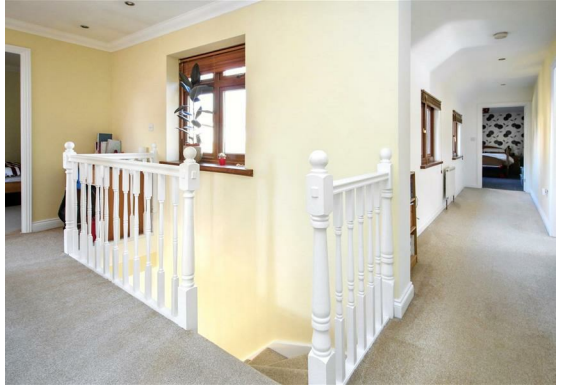




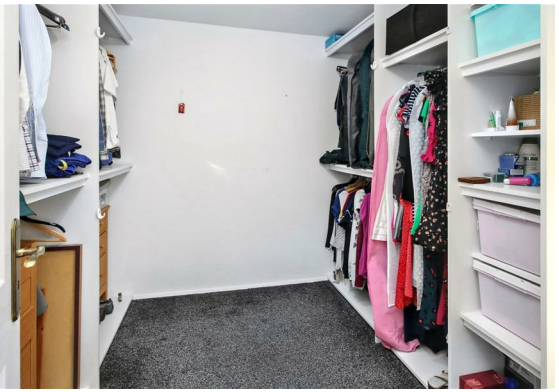
















ENTRANCE PORCH & HALLWAY

LOUNGE/DINING ROOM
21'6 x 19'2 (6.55m x 5.84m)

KITCHEN
15'7 x 10'10 (4.75m x 3.30m)

SITTING ROOM
16'0x 15'2 (4.88mx 4.62m)

GROUND FLOOR CLOAKROOM

DOUBLE GARAGE
29'10 x 17'6 (9.09m x 5.33m)

BEDROOM ONE
17'5 x 17'5 (5.31m x 5.31m)

DRESSING ROOM
12'0 max x 9'0 (3.66m max x 2.74m)

EN-SUITE BATHROOM

BEDROOM TWO
16'0 x 12'3 (4.88m x 3.73m)

EN-SUITE SHOWER

BEDROOM THREE
12'7 x 12'6 (3.84m x 3.81m)

EN-SUITE SHOWER

THREE FURTHER BEDROOMS

FAMILY BATHROOM

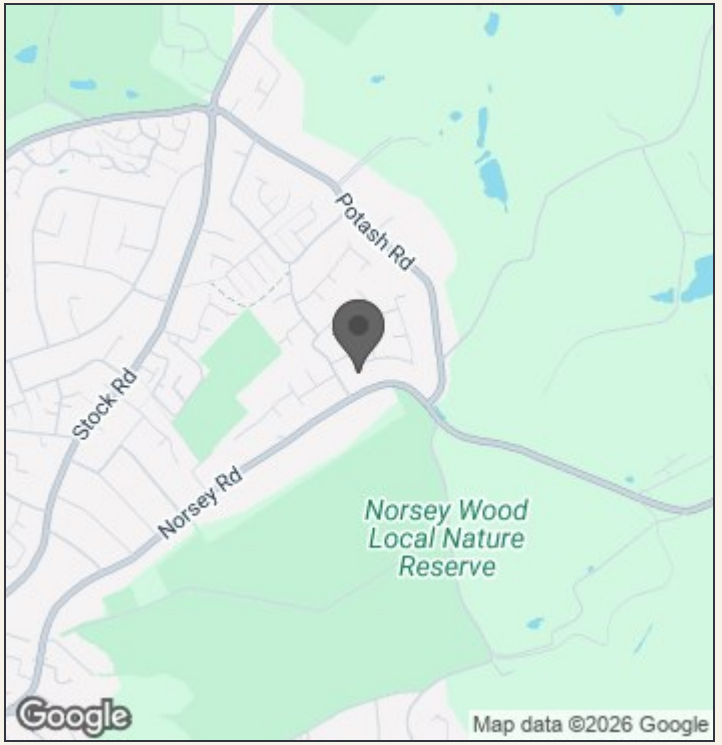
REAR GARDEN WITH SOUTHERLY ASPECT

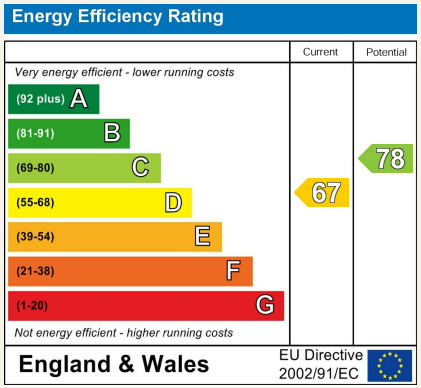


Ground Floor **First Floor**

Gross Internal Floor Area : 265.45 m2 ... 2857.28 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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