

ASHTON WHITE
Leading the way home

31 Station Road, Billericay CM12 9DR

GUIDE PRICE £550,000 - £600,000

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SOLD BY ASHTON WHITEA charming two-bedroom character home offering deceptively spacious accommodation. Despite being a two-bedroom property, it offers the same level of space that one would typically find in a good-sized three-bedroom home (1,185 sqft). The house combines period features with modern contemporary styling throughout, creating a unique and charming living environment. The house is conveniently located within 0.5 miles of the High Street and 0.7 miles of the train station. The house is also within the catchment area of the well-respected Quilters School.

The ground floor of the house boasts three notable reception areas, each with its own distinct character. Two of these reception areas feature chimney breasts, adding to the period charm. At the rear and overlooking the garden is a deep kitchen/breakfast room. This kitchen is not only adjoined by a dining room but also has a separate utility room for added convenience. As you move to the first floor, the character and charm continue. The landing itself is split-level and features ledge and brace doors leading to each of the bedrooms and a recently fitted, luxuriously appointed four-piece bathroom with a freestanding oval bath, adding a touch of luxury to the home. Both bedrooms have their own individuality and style. The main bedroom boasts a 2.64m high vaulted ceiling and an ornate fireplace, adding to the period ambiance. The second double room, has a skylight window that brings a modern twist to the space.

The front of the house features a gravel drive for parking convenience. The rear garden is thoughtfully designed with a split-level patio and an extensive lawn. Additionally, there is an insulated garden room, providing an ideal space to work from home. Overall, this two-bedroom character home offers a spacious and charming living experience, combining the best of both old-world charm and modern amenities

























SITTING ROOM
26'1 x 13'4 (7.95m x 4.06m)

DINING ROOM
13'3 x 9'7 (4.04m x 2.92m)

KITCHEN
12'10 x 7'5 (3.91m x 2.26m)

BREAKFAST ROOM
8'5 x 7'5 (2.57m x 2.26m)

UTILITY/CLOAKROOM

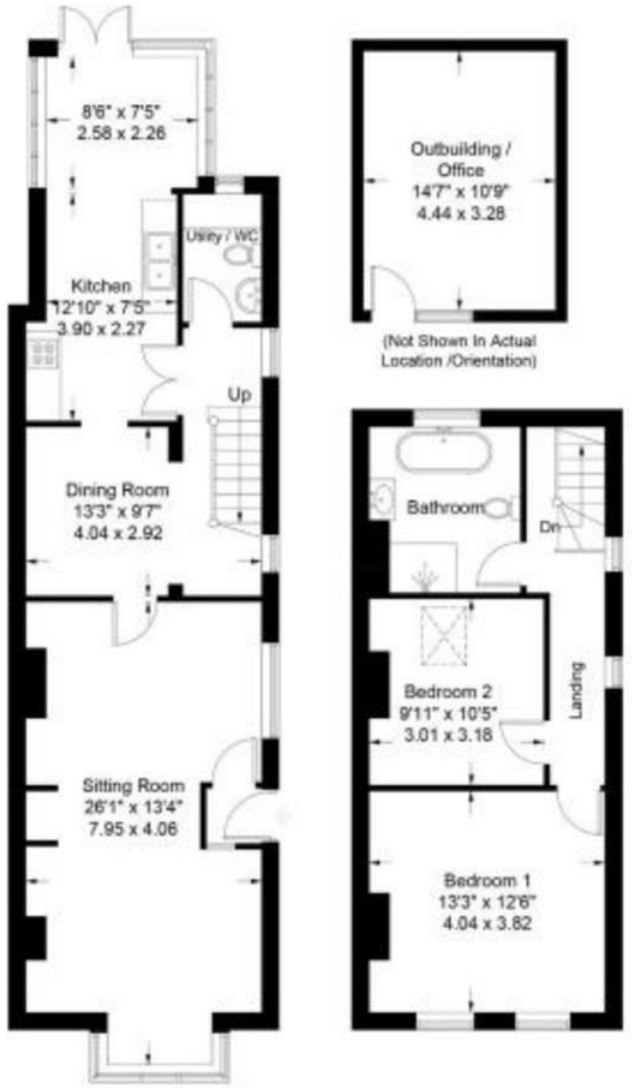
BEDROOM ONE
13'3 x 12'6 (4.04m x 3.81m)

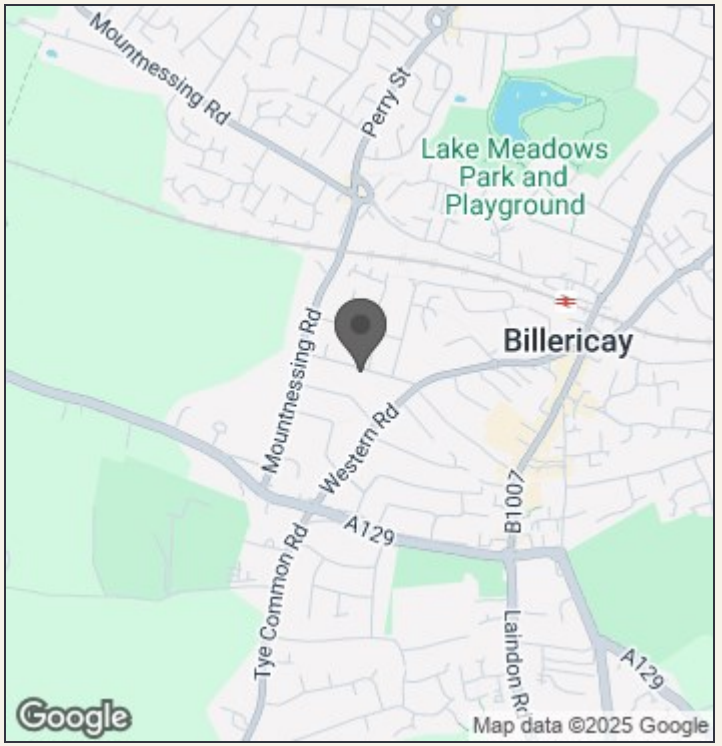
BEDROOM TWO
10'5 x 9'11 (3.18m x 3.02m)

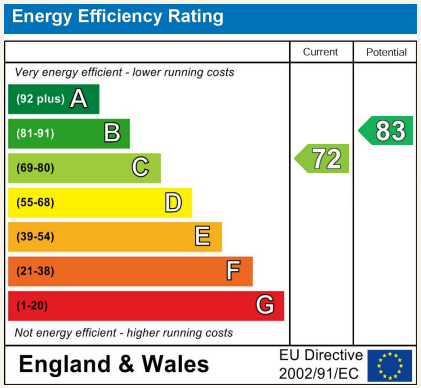
BATH/SHOWER ROOM

GARDEN ROOM/OFFICE
14'7 x 10'9 (4.45m x 3.28m)

Approximate Gross Internal Area = 1185 sq ft / 110 sq m
Outbuilding / Office = 158 sq ft / 14.7 sq m
Total = 1343 sq ft / 124.7 sq m







140 High Street
Billericay
Essex
CM12 9DF
tel: 01277 659002
Email: admin@ashtonwhite.co.uk
https://www.ashtonwhite.co.uk

VIEWING: Strictly by prior arrangement with Ashton White Estate Agents.

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