

ASHTON WHITE
Leading the way home

40 West Ridge, Billericay CM12 9NN

£625,000

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SOLD BY ASHTON WHITE Situated at the head of a sought after cul-de-sac close to Quilters School and just a 5 minute walk for Billericay High Street, is this exceptionally spacious five bedroom semi-detached family house. This extended property offers in excess of 1,500 sqft of accommodation and includes a larger than average integral garage, and has a very wide un-overlooked garden offering ample space for a family to enjoy.

You enter the house into a hallway with a built-in storage cupboard and a pantry. The lounge has a feature period style fireplace and gas fire. To the rear, overlooking the lovely garden is a separate dining room. The kitchen is fitted in a range of Shaker style units, contrasting worktops and integrated oven, hob, cooker hood and fridge. There is a separate utility room which leads through to the ground floor cloakroom. Up on the first floor is a landing with a built-in airing cupboard and access to the loft area where the central heating boiler is located. The master bedroom is fully fitted with a range of wardrobes, drawers and dressing table. There are two further double bedrooms; both with fitted wardrobes and drawers and two single bedrooms, one with fitted wardrobes and drawers and the other is being used as an ideal home office/study. The luxury family bathroom was completely re-fitted 2 years ago and includes a free-standing slipper bath and walk-in shower.

To the front is a blocked paved driveway providing off street parking and leads to the large integral garage with an electric roller door. Side access leads to the lovely rear garden which is exceptionally wide and contains a large patio area, extensive lawns and mature flower and shrub beds, hedging and a timber garden shed.

























ENTRANCE HALL
15 x 6'2 max (4.57m x 1.88m max)

LOUNGE
26'10 x 11'2 max (8.18m x 3.40m max)

DINING ROOM
11 x 8'3 (3.35m x 2.51m)

KITCHEN
10'10 x 8'8 (3.30m x 2.64m)

UTILITY ROOM
9'8 x 5 (2.95m x 1.52m)

GROUND FLOOR CLOAKROOM
5'8 x 5 (1.73m x 1.52m)

BEDROOM ONE
13'6 x 10'7 (4.11m x 3.23m)

BEDROOM TWO
13'6 x 10'7 (4.11m x 3.23m)

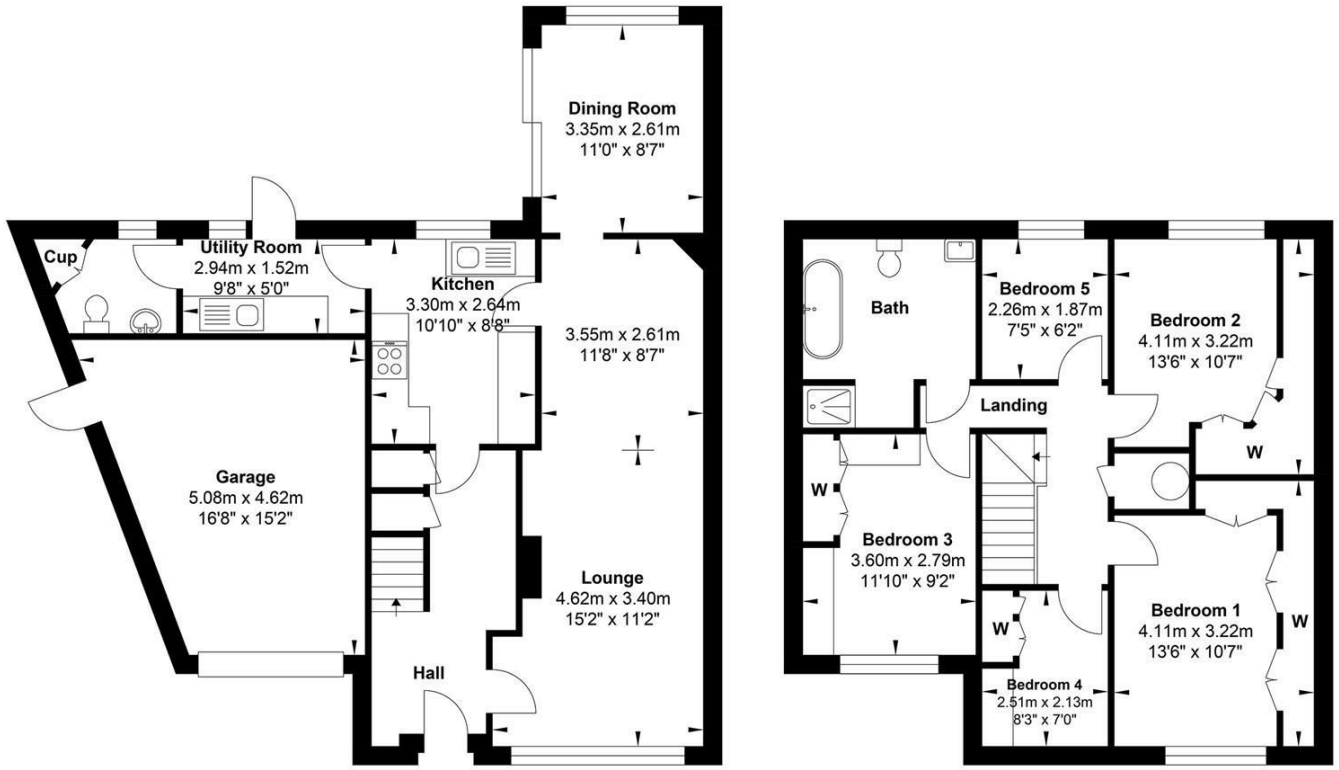
BEDROOM THREE
11'10 x 9'2 (3.61m x 2.79m)

BEDROOM FOUR
8'3 x 7 (2.51m x 2.13m)

BEDROOM FIVE
7'5 x 6'2 (2.26m x 1.88m)

BATH/SHOWER ROOM
10 x 9'2 (3.05m x 2.79m)

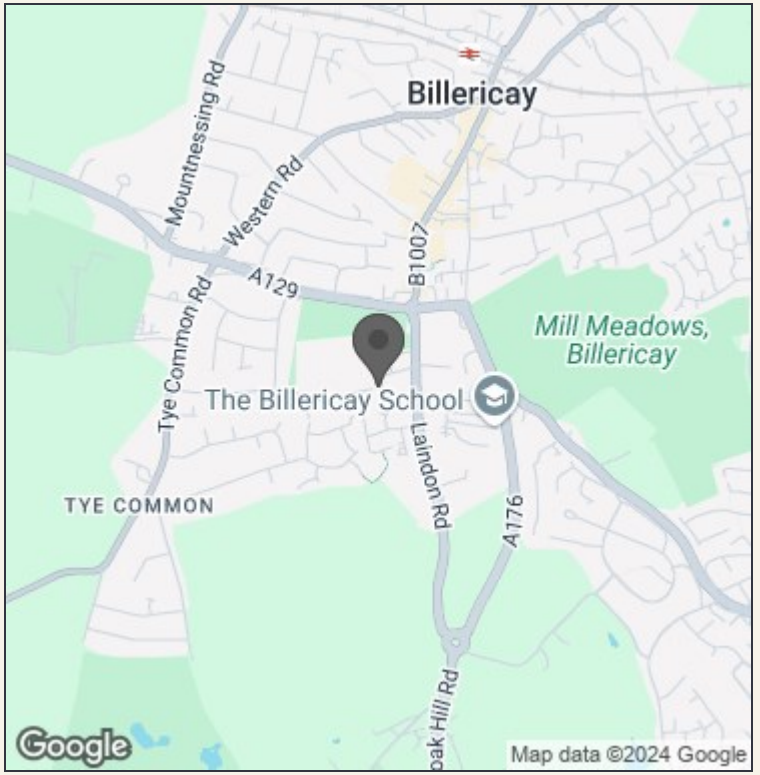
GARAGE
16'8 x 15'2 max (5.08m x 4.62m max)

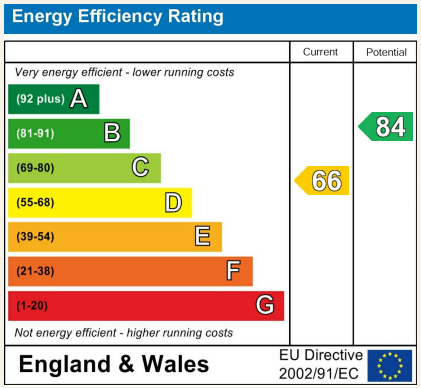


Ground Floor **First Floor**

Gross Internal Floor Area : 143.58 m2 ... 1545 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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