

ASHTON WHITE
Leading the way home

146 Western Road, Billericay CM12 9JH

Offers In Excess Of £950,000

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SOLD BY ASHTON WHITE Standing in a commanding position on the corner of Western Road and Beaufort Road is this imposing 4 bedroom semi-detached Edwardian house of attractive Gault brick elevations. The property has been sympathetically extended and renovated by the current owners and offers versatile living accommodation which extends over 2 floors, plus wine cellar. This impressive home retains many period features including ornate cornicing, fireplaces, panelled doors and tall ceilings. The property is conveniently situated for access to Billericay train station (0.6 mile), High Street (0.3 mile) and Quilters School (0.6 mile).

You enter the property into a tradition tiled floor hallway, with stairs to the first floor and a door leading down to the wine cellar, which has been tanked and is temperature controlled. To the front is the principal lounge with a bay window and marble fireplace. To the opposite side of the hall is a lovely family room, featuring a bay window and feature fireplace. Beyond this room is a separate dining room with stripped wood floorboards and a second staircase to the first floor. To the rear is the magnificent kitchen/breakfast room which forms part of a recent double storey extension. Fitted by Blackstone Kitchens, featuring a quartz topped island, a weathered herringbone oak floor and a semi-vaulted ceiling, with Crittall style picture windows and doors. The matching utility room gives way to a ground floor cloakroom fitted with a period style suite.

The split-level landing gives access to three of the double bedrooms, one with bespoke fitted wardrobes. The rear stairs give independent access to the other double bedroom and en-suite shower room. A period style family bathroom serves the other bedrooms. The gardens are predominantly to the side, screened by mature laurels with a traditional tiled path and rear courtyard. Off road parking for 2 cars and a large detached garage accessed from Beaufort Road.





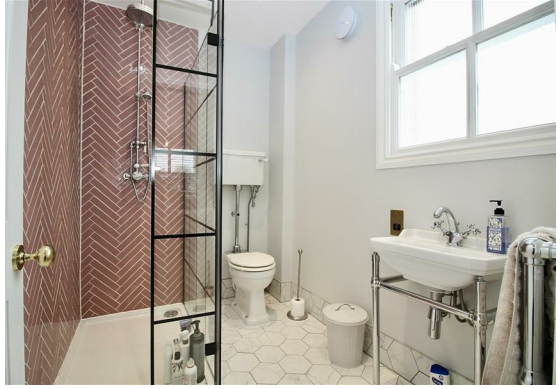




















ENTRANCE HALL
16'5 x 6 (5.00m x 1.83m)

WINE CELLAR
6'8 x 5'8 (2.03m x 1.73m)

LOUNGE
16'2 x 14'5 max (4.93m x 4.39m max)

FAMILY ROOM
18'8 max x 11'8 (5.69m max x 3.56m)

DINING ROOM
13'2 x 12'2 (4.01m x 3.71m)

KITCHEN/BREAKFAST ROOM
19'7 max x 17'7 max (5.97m max x 5.36m max)

UTILITY ROOM
5'8 x 5'2 (1.73m x 1.57m)

GROUND FLOOR CLOAKROOM
6'5 x 5'2 (1.96m x 1.57m)

BEDROOM ONE
16'2 x 14'5 max (4.93m x 4.39m max)

BEDROOM TWO
17 x 9 (5.18m x 2.74m)

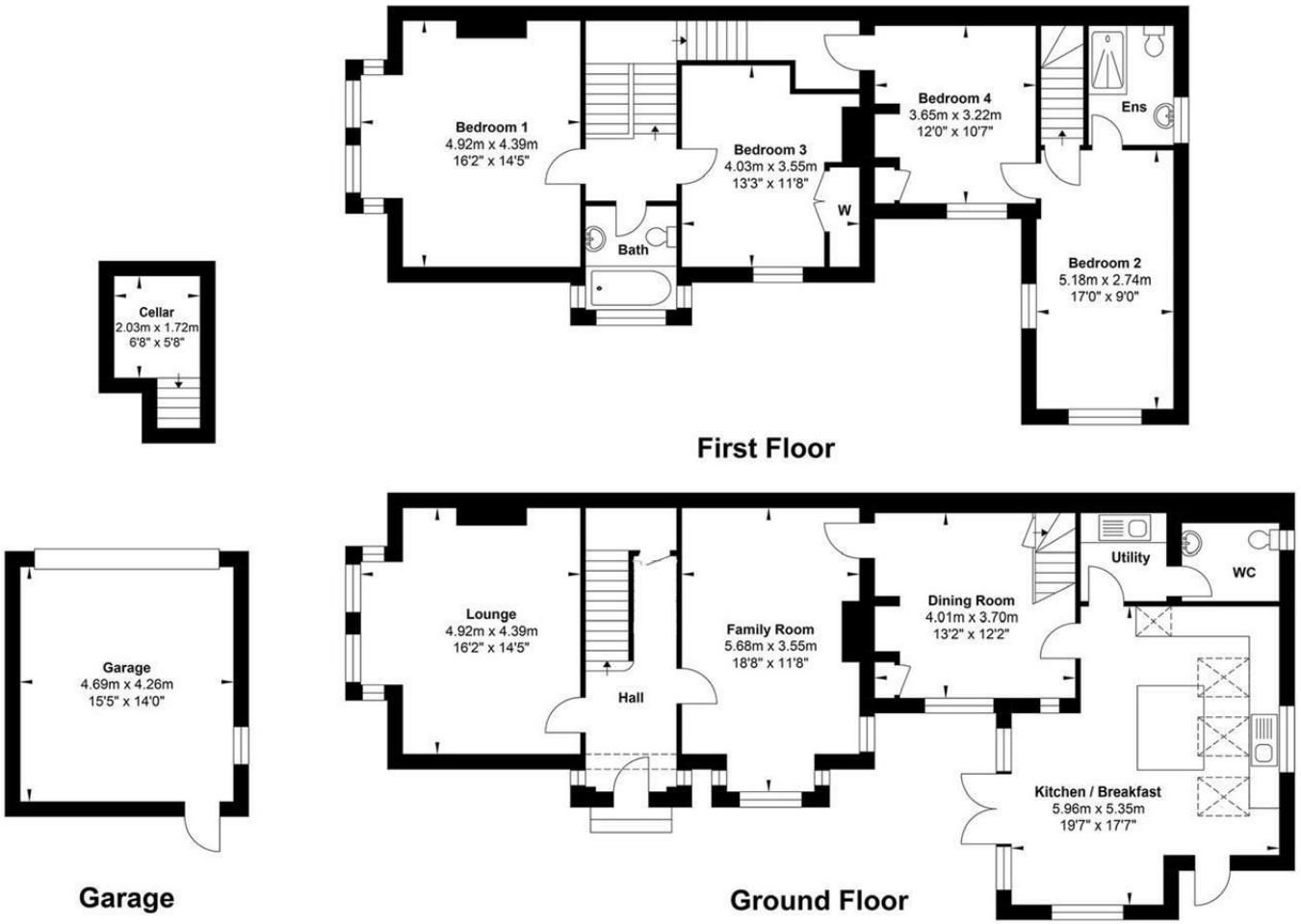
EN-SUITE SHOWER ROOM
7'10 x 5'7 (2.39m x 1.70m)

BEDROOM THREE
13'3 x 11'8 (4.04m x 3.56m)

BEDROOM FOUR
12 x 10'7 (3.66m x 3.23m)

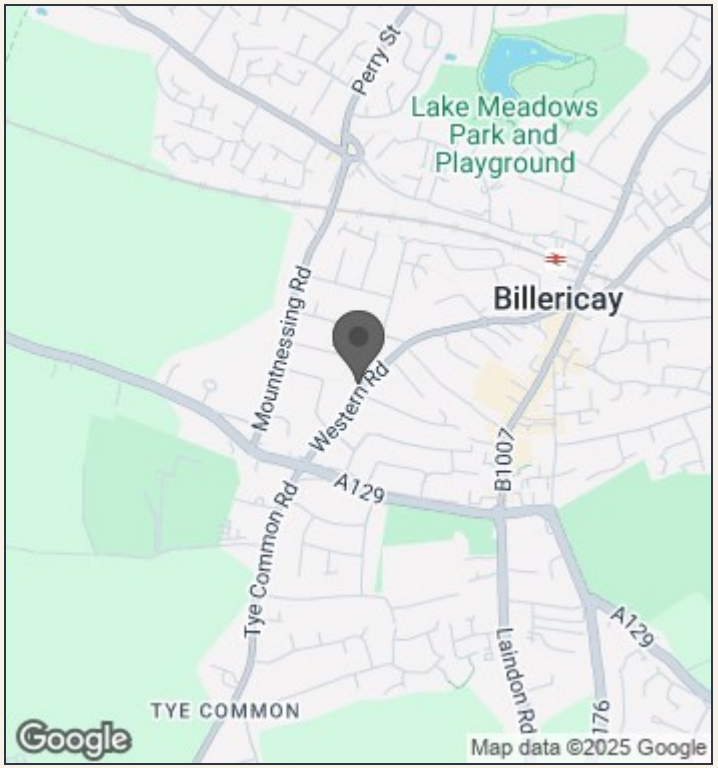
BATHROOM
6'10 x 6 (2.08m x 1.83m)

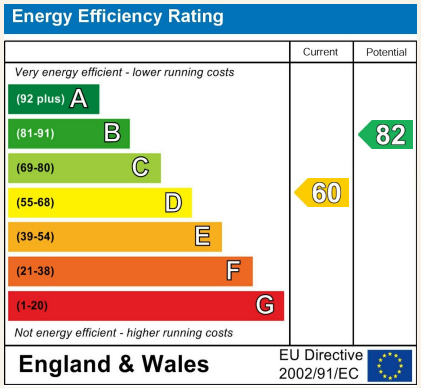
GARAGE
15'5 x 14 (4.70m x 4.27m)



Gross Internal Floor Area : 207.14 m2 ... 2230 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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