

ASHTON  WHITE
Leading the way home

14 Knightbridge Walk, Billericay CM12 0HP
£450,000

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****GREAT VALUE!!**** An established three-bedroom semi-detached house offering an **EXCELLENT OPPORTUNITY** for a new owner to put their own stamp on this much-loved family home. Situated in a **HIGHLY SOUGHT-AFTER** residential area, particularly popular with London commuters, with Lake Meadows Park providing a pleasant and convenient route to Billericay mainline railway station.

On entering the property, a welcoming and spacious entrance hall provides access to the principal rooms, with stairs rising to the first floor and useful built-in storage cupboards beneath. The kitchen is positioned towards the rear of the property and has a door providing direct access to the garden.

The main reception room is located at the front of the house and features an attractive wide bay window and central fireplace. A square opening leads through to the separate dining room, which enjoys views over the rear garden and has double-glazed French doors opening directly onto the patio.

On the first floor, the landing provides access to the loft area. The principal bedroom is positioned to the front and benefits from a bay window, whilst the second double bedroom overlooks the rear garden. There is also a further single bedroom to the front and a family bathroom.

Outside, the front of the property is approached via a shared driveway, with a red-brick front boundary wall enclosing a lawn flanked by established evergreen shrubs. The driveway extends alongside the property to a detached single garage measuring approximately 15'5" x 7'10" internally, complete with an up-and-over door and side courtesy door.

The rear garden is a particular highlight, extending to approximately 60ft in length and enjoying a desirable southerly aspect. A raised patio area immediately adjoining the house leads via steps down to an extensive lawn, which is attractively flanked by well-established borders containing a wide variety of mature shrubs and plants, including lavender and buddleia





ENTRANCE HALL
14'8 x 6'0 (4.47m x 1.83m)

LOUNGE
13'3 x 10'6 (4.04m x 3.20m)

DINING ROOM
11'0 x 10'0 (3.35m x 3.05m)

KITCHEN
8'0 x 6'9 (2.44m x 2.06m)

BEDROOM ONE
13'3 x 10'6 (4.04m x 3.20m)

BEDROOM TWO
11'0 x 10'6 (3.35m x 3.20m)

BEDROOM THREE
9'0 x 6'6 (2.74m x 1.98m)

BATHROOM
6'3 x 6'0 (1.91m x 1.83m)

SOUTH FACING REAR GARDEN
61'0 x 30'0 (18.59m x 9.14m)

DETACHED GARAGE
15'5 x 7'10 (4.70m x 2.39m)

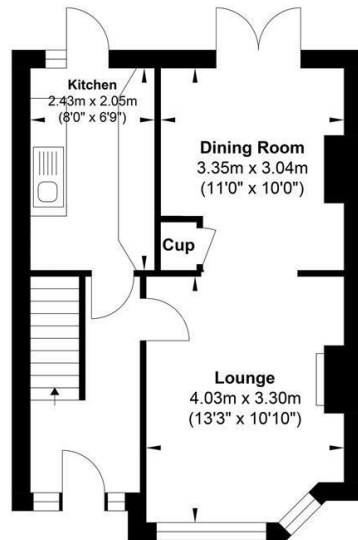
CLOSE TO LOCAL SHOPS & LAKE
MEADOWS PARK

BILLERICAY STATION WITHIN 1
MILE

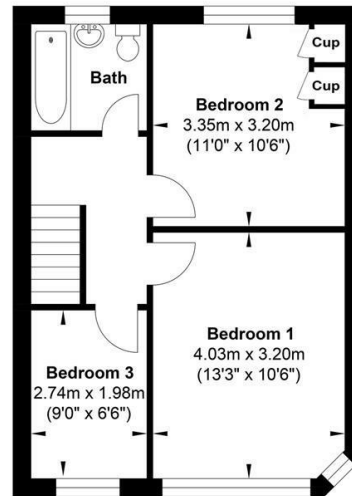
SCOPE TO EXTEND SUBJECT TO
PP.

OFF ROAD PARKING





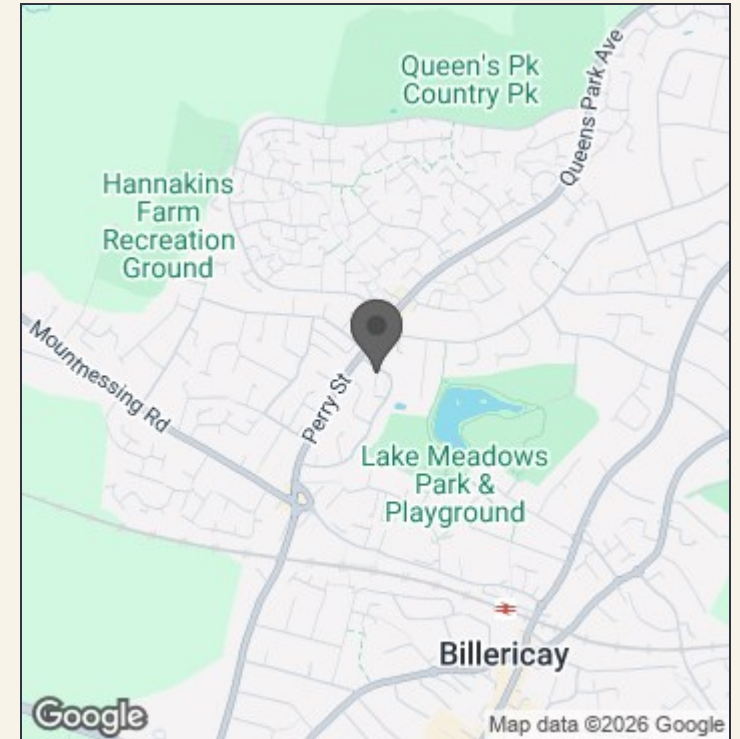
Ground Floor



First Floor

Gross Internal Floor Area : 77.08 m2 ... 829.68 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.



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		78
(55-68) D	62	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	



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

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