



**Henton Kirkman**  
- Residential -

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## Central Avenue, Billericay

Price £845,000

Pleasantly positioned in the desirable and peaceful Central Avenue, this substantial four double bedroom detached house with two en-suites, has undergone internal reconfiguration to now provide a large 7.72m wide rear facing kitchen/diner/family room. Set back behind a block paved driveway with a retaining wall, the property enjoys an approx.80' garden and offers well-proportioned rooms served by generous hallways that help to give a lovely feeling of spaciousness throughout. As mentioned, each of the four bedrooms are doubles and there are en-suite shower rooms to two of them while the master also has a walk-through dressing room/wardrobe.

The ground floor reception hall measures an impressive 7.6m (25') deep making it the perfect meet and greet space, its stylishly presented with wood effect laminate flooring and this continues throughout the reception rooms and into the remodelled kitchen. In accordance with a mono chrome contemporary theme the kitchen which is accessed via double doors from the hall and with an adjoining full width conservatory, has light grey coloured units with grab handles, quartz worktops and inset downlighters to give clean lines to this social family friendly space. If education is a high priority, buyers may like to know the property is under 1/2 mile from both the highly regarded Buttsbury Infants & Junior Schools and also Mayflower Comprehensive School - all with good OFSTED reports, Mayflower and Buttsbury Infants schools boasting 'Outstanding' ratings. Local shops providing the daily essentials are only 0.5 mile away and the North Entrance to the 40 acres of Lake Meadows Park is only 0.8-mile stroll as well. Stockbrook Country Club with its leisure facilities (including a popular Gym) and golf course is yet another top amenity less than half a mile from this very conveniently located, non-estate Avenue.



# Integrity, honesty and trust



**RECEPTION HALL 7.6m x 2.11m > 1.56m (25ft x 6'11" > 5'1")**

**LOUNGE 5.27 m x 4.28 m (17ft3 x 14ft)**

**GROUND FLOOR CLOAKROOM**

**STUDY 2.24 m x 2.07 m (7ft4 x 6ft8)**

**UTILITY ROOM 3.44 m x 2.21 m (11ft3 x 7ft3)**

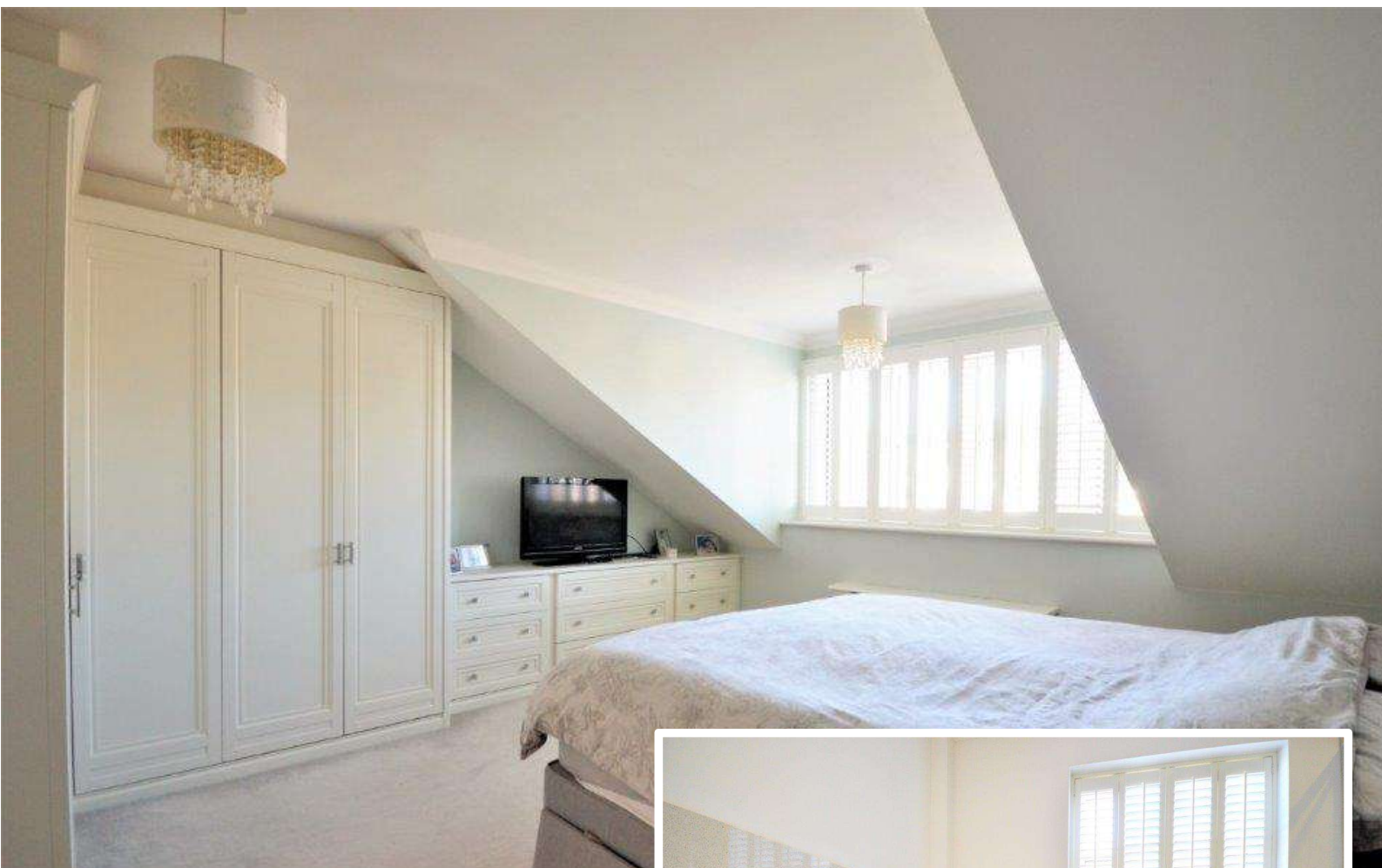
**KITCHEN/DINER/FAMILY ROOM 7.72 m x 4.05m (25ft3 x 13ft3)** - Double doors from the hallway give access into this recently re-configured and stylishly remodelled kitchen family room. Originally designed as two separate rooms these have now been combined to create a fantastic area which will comfortably accommodate families and friends for social events. Fitted out in a range of light grey coloured soft close units with grab handles and light-coloured quartz tops with matching up stands, this kitchen with its complimentary grey floor and inset down lighters has a modern feel and clean lines. Within the fitted units there is an inset sink unit which has a mixer tap with detachable spray head over together with an instant boil tap, there is also an integrated dishwasher twin AEG electric ovens and AEG electric hob with cooker hood, built in microwave and an integrated fridge freezer. Positioned centrally within this room is a separate island unit which has a contrasting woodblock countertop that incorporates a breakfast bar area stalls and in addition to fitted pan drawers there is an integrated wine cooler. The designated dining area has plenty of space for a large dining table as well as sofas if required. Originally this space had double doors opening into the conservatory however these have now been filled in as there is now open plan access from the kitchen area.

**CONSERVATORY 7.72 m x 3.47m > 2.79 m (25ft3 x 11ft4 > 9ft1)** - The wood style laminate flooring continues from the kitchen area into this substantial full width conservatory which has UPVC glazed panels with made-to-measure blinds to give privacy and shade and a gable projection that incorporates double doors opening onto the garden.

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**BEDROOM ONE 4.34 m x 4.28 m (14ft2 x 14ft)** - This good-sized front facing main bedroom has fitted bedroom furniture but incorporates wardrobes to one corner and adjoining drawer units. Open access from the bedroom then leads into the.

**EN-SUITE DRESSING ROOM/WALK-IN WARDROBE SPACE 2.21 m x 1.29 m (7ft3 x 4ft2)** - Currently providing adequate space for a dressing table, wardrobes could also be fitted within this area which in turn provides access to...

**EN-SUITE SHOWER ROOM** - This stylishly re-fitted en-suite with a side window is fully tiled and has a modern white suite that incorporates a fitted vanity unit with mounted wash basin and a push button WC with a concealed cistern, across the full width of the room is a walk-in shower cubicle with a rain head.



**BEDROOM TWO 5.05 m x 3.45m x 4.28m (16ft6 > 11ft3 x 14ft)**  
**EN-SUITE SHOWER ROOM**

**BEDROOM THREE 4.09m x 3.31 m (13ft5 x 10ft10)**

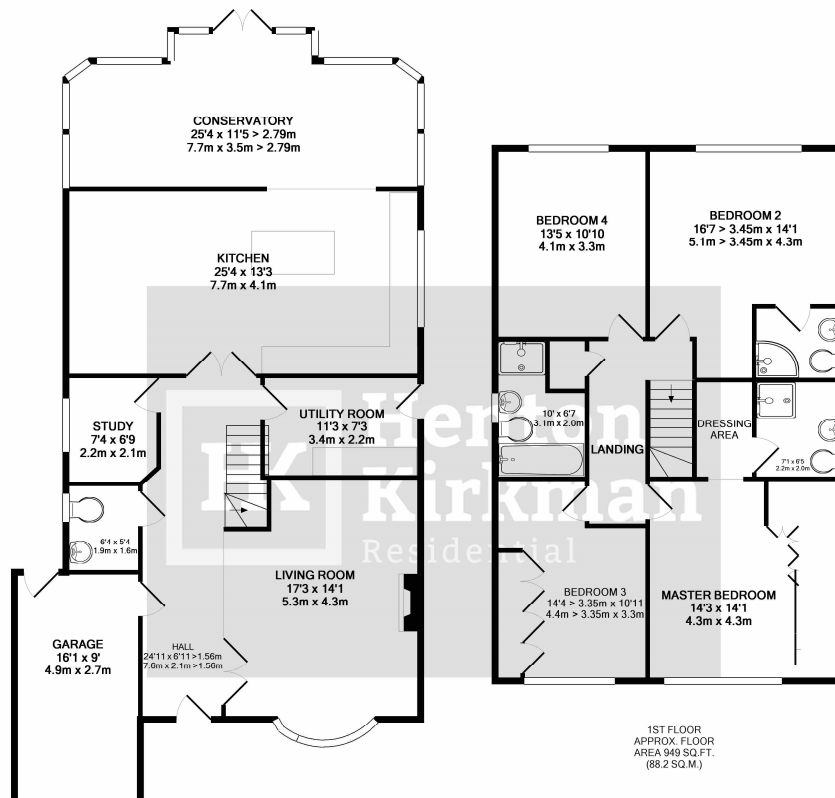
**BEDROOM FOUR 4.37m reducing to 3.35m x 3.32m (14ft4 > 10ft11 x 10ft10)**

**FAMILY BATHROOM** - Fitted with a four-piece white suite, this bathroom with inset downlighters, a side window and stylish light-coloured granite wall tiles, has a curved panel enclosed bath with central mixer taps, a pushbutton WC, a wash basin and a separate shower cubicle with an Aqualisa shower.

**GARAGE 4.90m x 2.73m (16ft x 8ft11)**

**REAR GARDEN** - Measuring approximately 80' in depth this garden with an outside tap, commences a slightly raised paved patio while the remainder is mainly lawn and enclosed by fencing. There is a garden gate to one side giving access to the front and path to the other leading to the rear garage door.





Whilst every care has been taken in the preparation of these details they are for guidance purposes only and no guarantee can be given to the working condition of the various services and appliances. Measurements have been taken as accurately as possible but slight discrepancies can inadvertently occur. The agents have not tested the appliances or central heating and interested applicants are advised to make their own investigations.

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