



33 Langham Crescent, Billericay, CM12 9RB

Guide Price £250,000

- ONE BEDROOM
- IMMACULATELY PRESENTED
- DRIVEWAY TO FRONT
- 96 YEARS ON LEASE
- EXTERNAL STORAGE
- GROUND FLOOR MAISONETTE
- PRIVATE LANDSCAPED GARDEN
- MODERN KITCHEN AND BATHROOM
- CLOSE TO SHOPS

This well-presented One Bedroom Ground Floor Maisonette, conveniently located within a mile's walking distance of Billericay's High Street, is the perfect home for first-time buyers or property for investors. Upon entering through its private front door, you're greeted by a generously sized Reception Hall. This versatile space not only provides ample room for a four person dining table but also offers potential as a study area.

The recently re-fitted Kitchen has space to accommodate modern appliances, including an American-style fridge freezer, washing machine, oven, and induction hob. The Lounge, spacious and inviting, leads out via French doors onto the property's private, landscaped garden—an ideal spot for relaxation or entertaining. The bedroom is a well-proportioned double, featuring a built-in storage cupboard and additional space for wardrobes. The bathroom is modern and offers a double-sized shower cubicle and sink, while the W.C. is conveniently located separately across the hallway. Externally, the property boasts a 71-foot plus private, landscaped garden with outbuildings for storage. To the front, there is a driveway offering parking for one to two cars. With its proximity to Grange Road shops and bus stops, this property offers easy access to local amenities, enhancing its appeal as a comfortable and convenient home.



Council Tax Band:



Entrance Hall

2'8 x 13'6

Reception / Dining Area

7'6 x 6'7

Kitchen

8'11 x 7'9

Lounge

11'2 x 11'1

Bedroom

12'9 x 11'4

Shower Room

5'4 x 5'4

WC

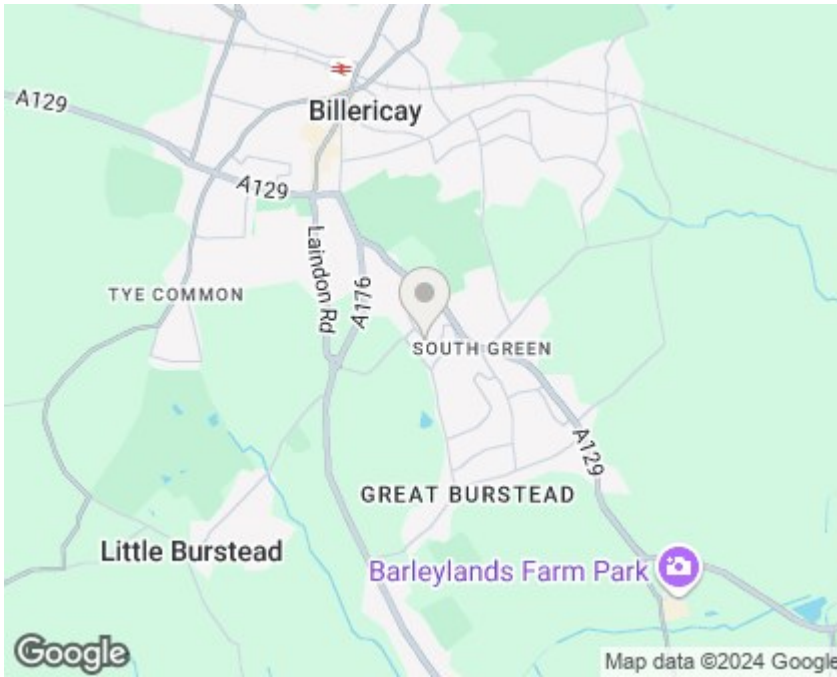
5'4 x 2'7

Landscaped Private

Garden

18'9 x 71ft+





Viewings

Viewings by arrangement only. Call 01277 626 541 to make an appointment.

EPC Rating:

C

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C		71	75
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

GROUND FLOOR
479 sq.ft. (44.5 sq.m.) approx.



TOTAL FLOOR AREA : 479 sq.ft. (44.5 sq.m.) approx.
This floor plan is for illustrative purposes only. All representations including measurements, doors, windows and fixtures are approximate and NOT TO SCALE. The total floor area includes all floor space associated with the property including garages and outbuildings as depicted. No appliances or services are confirmed as included or tested.
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