



9 Langley Place, Billericay, CM12 0FR

Guide Price £230,000

- ONE BEDROOM
- COACH HOUSE
- SOUGHT AFTER LOCATION
- GREAT INVESTMENT PROPERTY
- CLOSE TO LOCAL TOWN
- FREEHOLD PROPERTY
- NO ONWARD CHAIN
- IDEAL FIRST TIME PURCHASE
- PARKING FOR TWO CARS
- UNDER A MILE FROM STATION

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Located in the ever-popular Chaucer Court Development, is this one bedroom Coach House, less than a mile from Billericay's mainline station with direct links to Liverpool Street, the property offers both convenience and potential. Upon entering, a generous hallway leads to a bathroom fitted with a three-piece suite with a shower cubicle, sink and w.c. The hallway also features a large under-stair storage cupboard. Upstairs, the open-plan living area provides ample space for a sofa, dining table and a desk, with an additional storage cupboard. The kitchen offers a blank canvas for renovation, allowing buyers to design a space that suits their style and needs and currently has both base and eye level units along with space for fridge/ freezer, washing machine and tumble dryer. The double bedroom comfortably accommodates a double bed and chest of drawers and includes built-in storage, with a loft hatch above. Externally, the property benefits from parking for two cars to the rear and is just a short stroll from a nearby public green—ideal for leisurely walks. With the potential to update the kitchen and bathroom to your taste, this home offers a rare chance to create something truly special in a prime location. Viewing is highly recommended.



Council Tax Band: B



Entrance Hall

6'4 x 6'5

Shower Room

7'1 x 5'5

Lounge

13'0 x 11'7

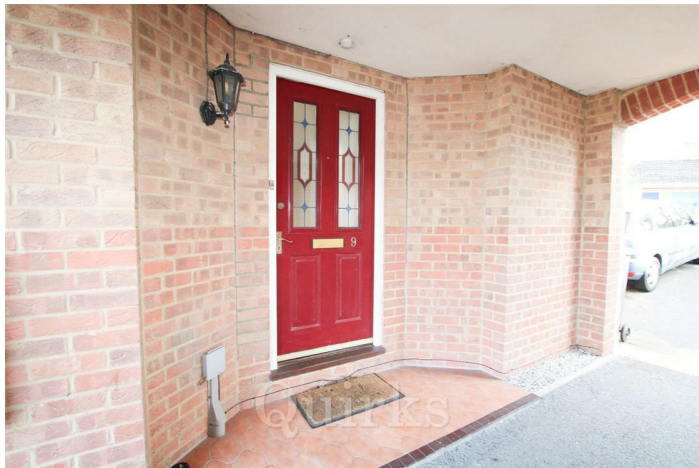
Bedroom

9'7 x 7'7

Kitchen

7'1 x 7'8

Parking for two cars





Viewings

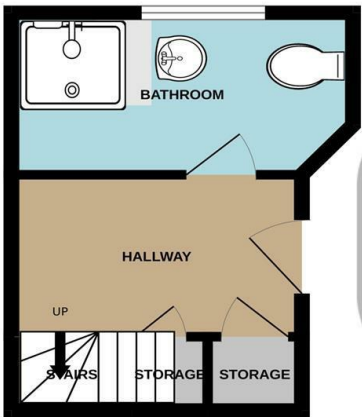
Viewings by arrangement only. Call 01277 626 541 to make an appointment.

EPC Rating:

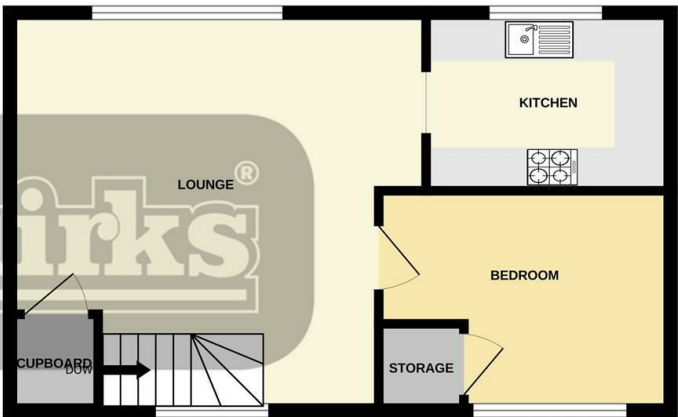
D

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D	65	79
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

GROUND FLOOR



1ST FLOOR



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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