



25 Lakeside, Billericay CM12 0NF

£420,000



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****SALE AGREED BY ASHTON WHITE****A well presented and very comfortable two bedroom semi-detached bungalow, located in this highly sought after, and rarely available turning bordering Lake Meadows Park, and within easy walking distance of Billericay Railway Station with fast and frequent service to London Liverpool Street.

Available with no-ongoing chain, the property, believed to date from the 1960's, offers tremendous scope for enlargement either, to the side, or into the roof space, subject to the usual consents being obtained.

Currently, the accommodation comprises a good size entrance hallway with loft access, leading to two double bedrooms at the front of the bungalow, a fully tiled bathroom/w.c. with white suite, modern fitted kitchen with access to garage, and spacious, duel aspect lounge/diner extending across the back of the property with double glazed patio doors opening to the garden.

Outside, the property is approached over a generous block paved driveway with off road parking for two-three cars in addition to the brick-built detached garage measuring 16'0 x 8'0 (internally), with up and over door, lighting and power. There is gated side pedestrian access to the secluded partly walled rear garden, containing a nice array of mature trees and shrubs to borders, lawn and raised paved patio. Agents Note - the property is currently served by electric heating via storage units.





ENTRANCE HALL

LOUNGE/DINER

21'0 x 11'0 < 8'0 (6.40m x 3.35m < 2.44m)

KITCHEN

9'7 x 8'2 (2.92m x 2.49m)

BEDROOM ONE

11'7 x 11'0 (3.53m x 3.35m)

BEDROOM TWO

11'0 x 9'0 (3.35m x 2.74m)

BATHROOM

7'3 x 7'0 (2.21m x 2.13m)

DETACHED GARAGE

16'0 x 8'0 (4.88m x 2.44m)

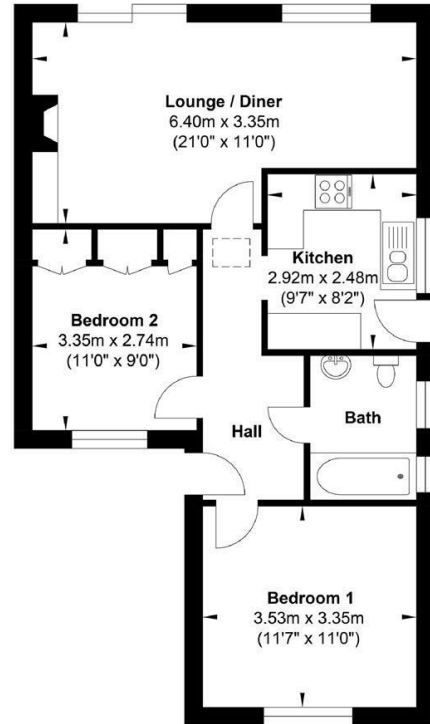
OFF ROAD PARKING

NO ONWARD CHAIN

POTENTIAL TO EXTEND (S.T.P.P)

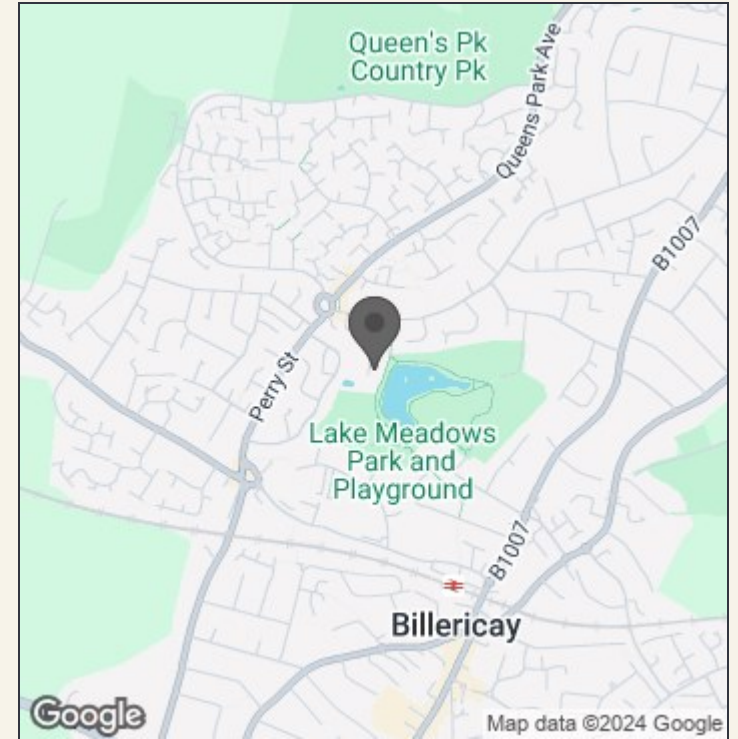
BORDERING LAKE MEADOWS PARK

BILLERICAY STATION 0.7 MILES



Gross Internal Floor Area : 59.93 m2 ... 645 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
<i>Very energy efficient - lower running costs</i>			
(92 plus) A			84
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E		39	
(21-38) F			
(1-20) G			
<i>Not energy efficient - higher running costs</i>			
England & Wales		EU Directive 2002/91/EC	



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