



16 Lancer Way, Billericay CM12 0XA
£480,000



16 Lancer Way
Billericay CM12 0XA
£480,000

Located within convenient walking distance of both, Billericay railway station (0.7 miles) and High Street (1.0 mile), is this comfortable, and nicely presented three bedroom semi-detached house benefitting from a secluded rear garden with southerly aspect.

The property is accessed via an entrance hallway with staircase to first floor and further door to a spacious open-plan designed living space with dining area opening nicely to a modern, bespoke fitted kitchen with extensive range of wall and base cupboards with contrasting working surfaces. A pair of double glazed patio doors overlook and open to the rear garden drawing lots of natural daylighting into this area and which, as previously mentioned, enjoys a southerly aspect.

From the first floor landing area with a built-in airing cupboard and access to the loft storage area.

To the rear, is the main bedroom which incorporates a range of fitted wardrobes to one wall. The second double bedroom is situated to the front along with the third bedroom which includes a built-in wardrobe/storage cupboard. The family bathroom is fully-tiled and fitted with a modern white suite including a shower over the bath.

To the front of the house is a long driveway providing parking for two medium sized cars, leading to the attached garage, with up and over door, power and light and door to garden. The rear garden is well-screened with mature trees and shrubs and commences with a hexagonal shaped timber deck with step down to the lawn.





ENTRANCE HALL

LIVING AREA

13'0 x 12'5 (3.96m x 3.78m)

KITCHEN/DINING AREA

15'8 x 12'2 (4.78m x 3.71m)

BEDROOM ONE

12'9 inc wardrobes x 9'9
(3.89m inc wardrobes x 2.97m)

BEDROOM TWO

13'3 x 8'2 (4.04m x 2.49m)

BEDROOM THREE

10'0 x 7'0 (3.05m x 2.13m)

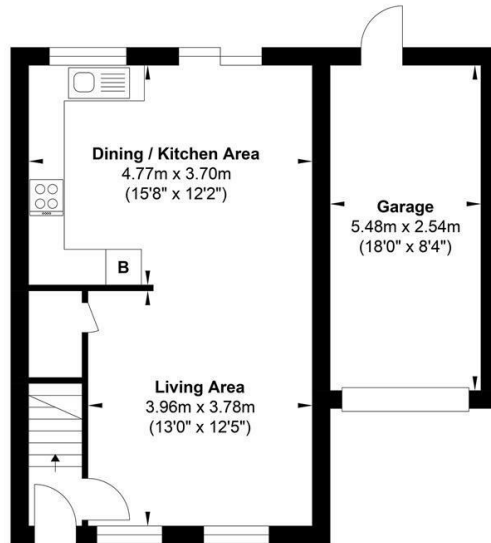
BATHROOM

6'9 x 5'4 (2.06m x 1.63m)

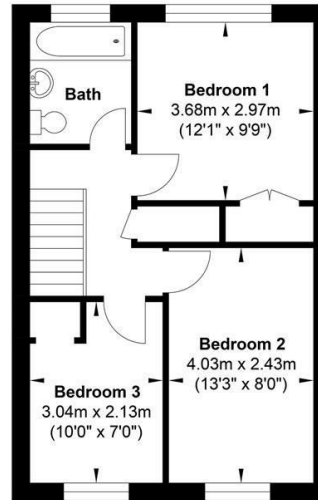
LONG DRIVEWAY

ATTACHED GARAGE

18'0 x 8'4 (5.49m x 2.54m)



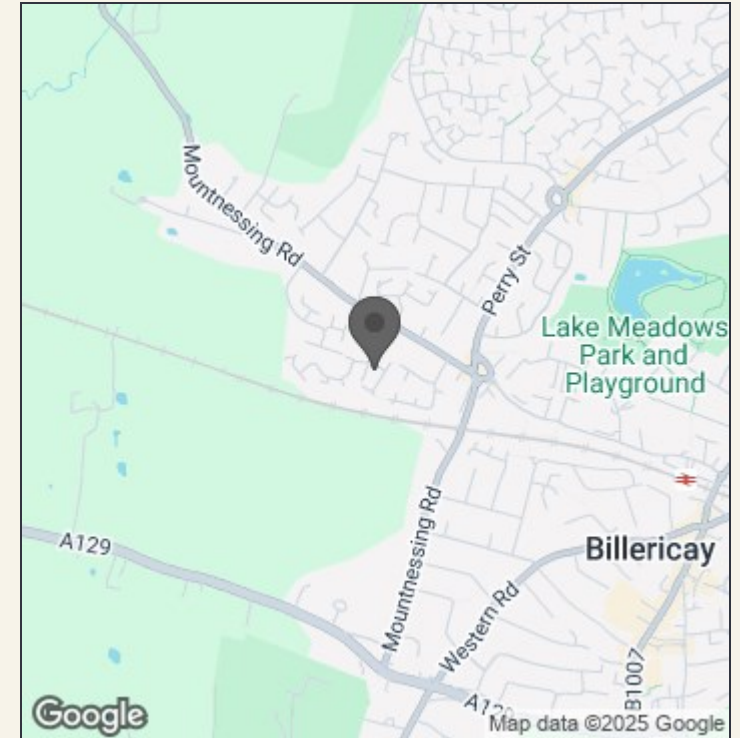
Ground Floor



First Floor

Gross Internal Floor Area : 89.75 m2 ... 966.06 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		85
(81-91) B		
(69-80) C		
(55-68) D	61	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC



140 High Street
Billericay
Essex
CM12 9DF
tel: 01277 659002
Email: admin@ashtonwhite.co.uk
<https://www.ashtonwhite.co.uk>

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

THESE PARTICULARS DO NOT CONSTITUTE ANY OFFER OF CONTRACT EITHER DIRECT OR COLLATERAL NOR ARE THEY TO BE ACTED UPON AS REPRESENTATIONS. ALL INTERESTED PARTIES MUST THEMSELVES VERIFY THE ACCURACY OF THESE PARTICULARS.