



31 Radford Way, Billericay CM12 0AA

£275,000

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Offering exceptionally spacious accommodation, is this three bedrooms split-level first floor maisonette, located above commercial premises, next to Billericay train station. The property enjoys a very convenient location, ample space and an allocated parking space and is being sold with no onward purchasing chain. Lake Meadows park and playgrounds are also located nearby.

You access the property via an external staircase and walkway above the commercial premises below (dry cleaning business directly below). The entrance door leads to a spacious entrance hall with stairs leading up to the first floor and ample built-in storage cupboards. To the front is the fitted kitchen with a built-in oven, hob and cooker hood, together with a breakfast bar area. To the rear is a large lounge/dining with a door leading to the private balcony.

Up on the first floor is the landing with further built-in storage cupboards, including the airing cupboard. To the front is the large main bedroom with built-in wardrobes and to the rear is the 2 further bedrooms, both benefiting from having built-in wardrobes. The family bathroom is fitted with a white suite and part tiled walls. To the rear of the building is an allocated parking space.

Agents Note: Due to the maisonette being above commercial premises, there will be limited opportunity for any mortgage lending on this property.





ENTRANCE HALL
16'7 x 6'9 max (5.05m x 2.06m max)

LOUNGE/DINING ROOM
17'8 x 16'2 max (5.38m x 4.93m max)

KITCHEN
14 x 9 max (4.27m x 2.74m max)

LANDING

BEDROOM ONE
13'4 x 10'2 max (4.06m x 3.10m max)

BEDROOM TWO
13'3 x 9 (4.04m x 2.74m)

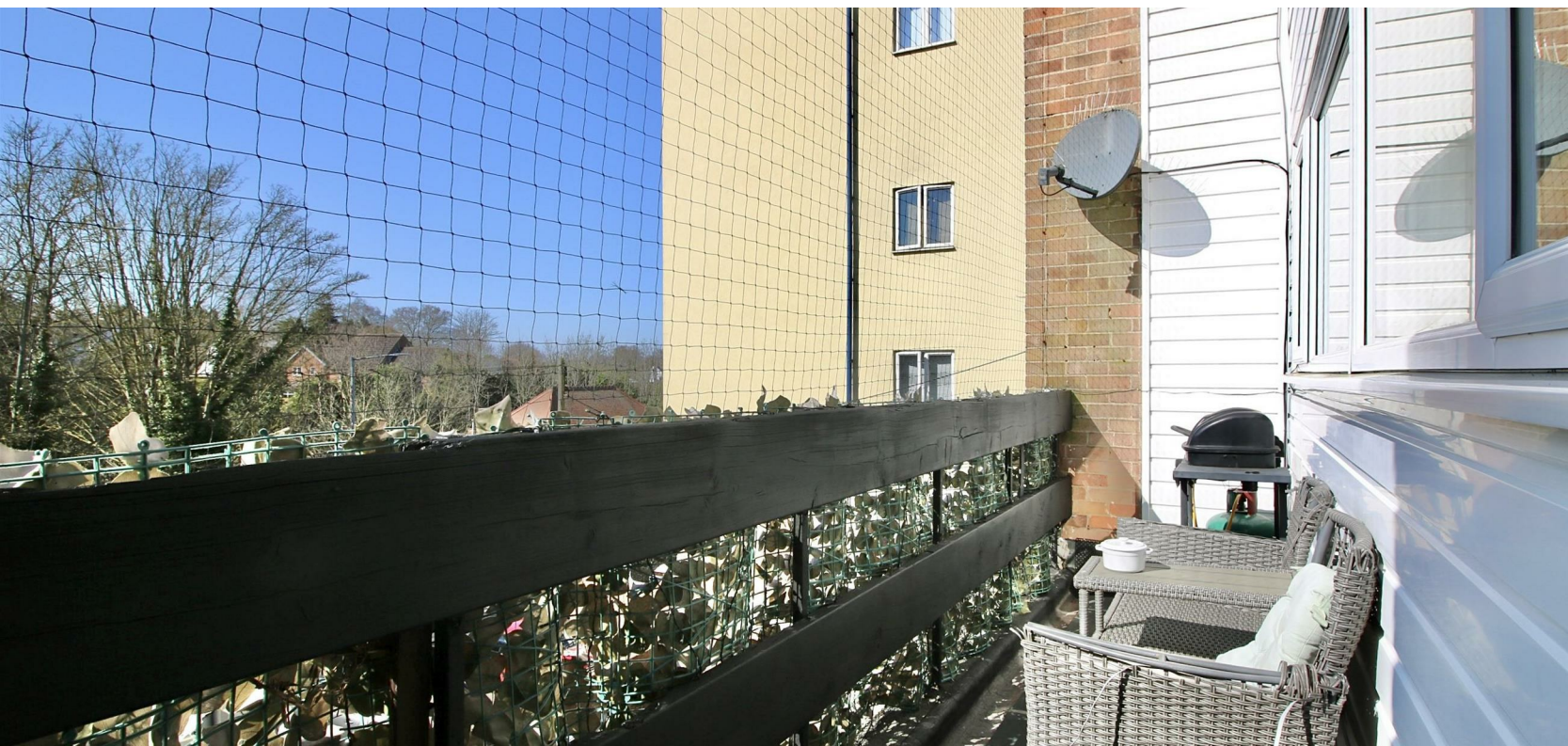
BEDROOM THREE
102 x 7 (31.09m x 2.13m)

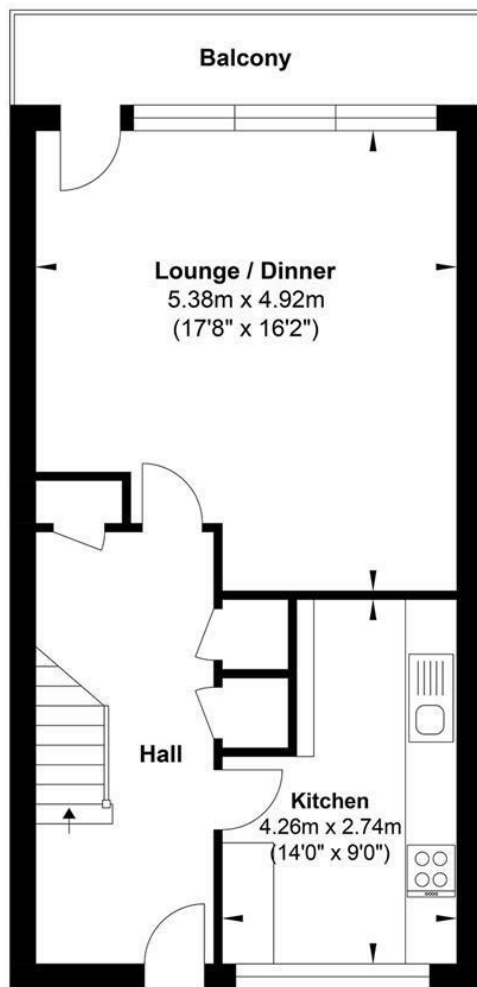
BATHROOM
8'7 x 6'7 max (2.62m x 2.01m max)

BALCONY

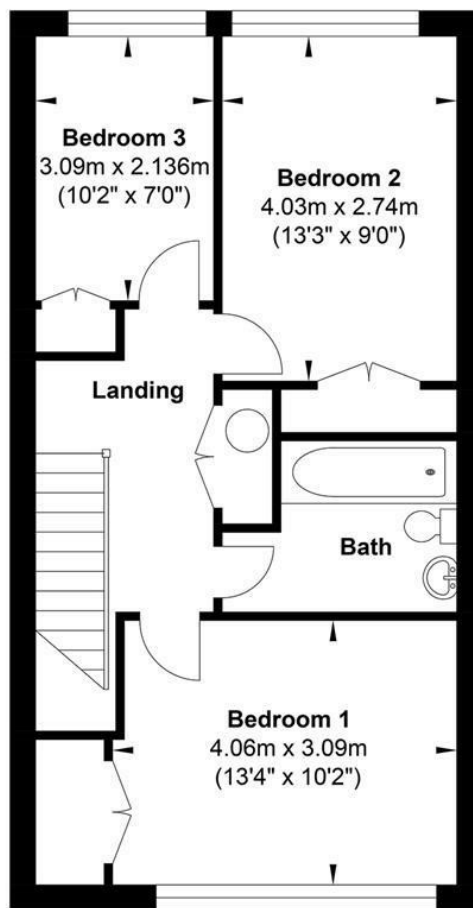
ALLOCATED PARKING SPACE

LEASE REMAINING 112 YEARS





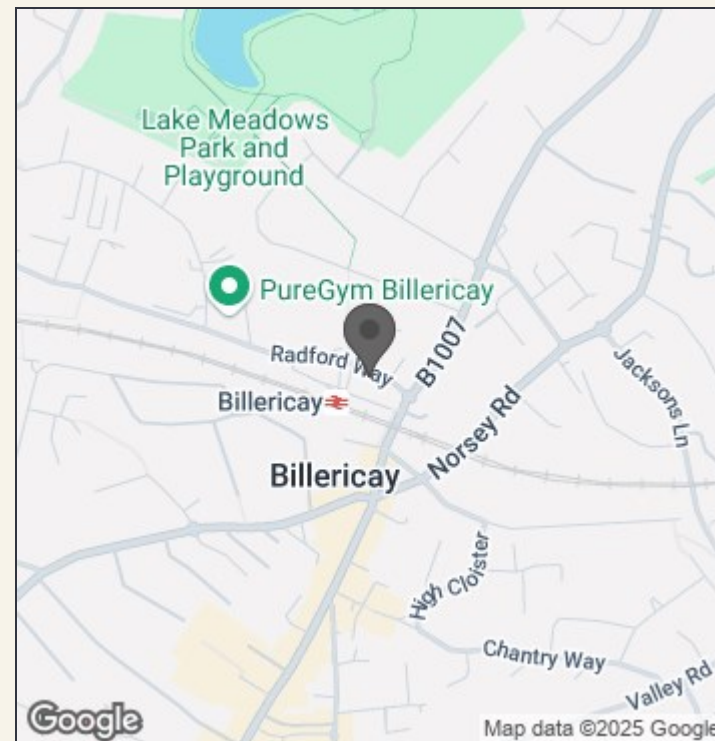
Ground Floor



First Floor

Gross Internal Floor Area : 96.73 m2 ... 1041 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		
(81-91) B		
(69-80) C		
(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



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

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