



33 Langham Crescent, Billericay CM12 9RB  
£235,000





# 33 Langham Crescent Billericay CM12 9RB £235,000

Offering well presented accommodation and with the advantage of its own private driveway and lovely 71' long rear garden, a spacious one bedroom ground floor maisonette located just over a mile of Billericay High Street with its excellent shopping facilities, bars, cafes and restaurants.

This fabulous property, could be an ideal first purchase or investment opportunity and can be accessed via its own private entrance to a generous reception hallway with doors leading to a modern fully tiled shower room, separate W.C. large double bedroom with built in storage at the front, and modern fitted kitchen recently re-fitted, with space to accommodate modern appliances, including an American-style fridge freezer, washing machine, oven, and induction hob. The bright and airy lounge is also of good size with French doors opening to the rear garden.

The landscaped private rear garden extends to approx. 71 feet in length with paved patio terrace and pathway to brick-built storage sheds, the remainder is laid to lawn with further patio area to the far end of the garden. Side pedestrian access via gate leads to the front.

To the front of the property, there is a private driveway for two cars and neat, well kept flower beds. The vendors confirm - Lease 96 Years. Service charge for the current year £801.29. No ground rent.







RECEPTION HALL  
7'8 x 7'0 (2.34m x 2.13m)

LOUNGE  
12'0 x 11'3 (3.66m x 3.43m)

KITCHEN  
8'0 x 8'0 (2.44m x 2.44m)

BEDROOM  
13' x 11'5 (3.96m x 3.48m)

MODERN SHOWER  
ROOM  
5'5 x 5'4 (1.65m x 1.63m)

PRIVATE REAR  
GARDEN  
71'0 (21.64m )

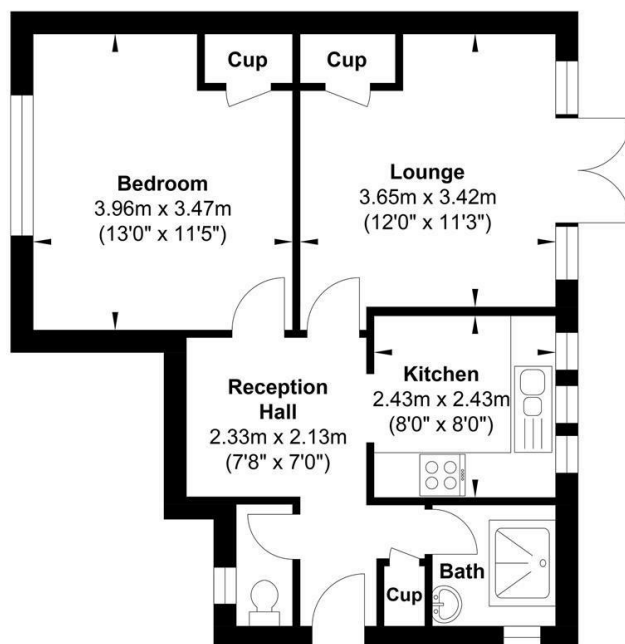
EXTERNAL STORAGE  
SHEDS

PRIVATE DRIVEWAY

BILLERICAY HIGH  
STREET APPROX. ONE  
MILE

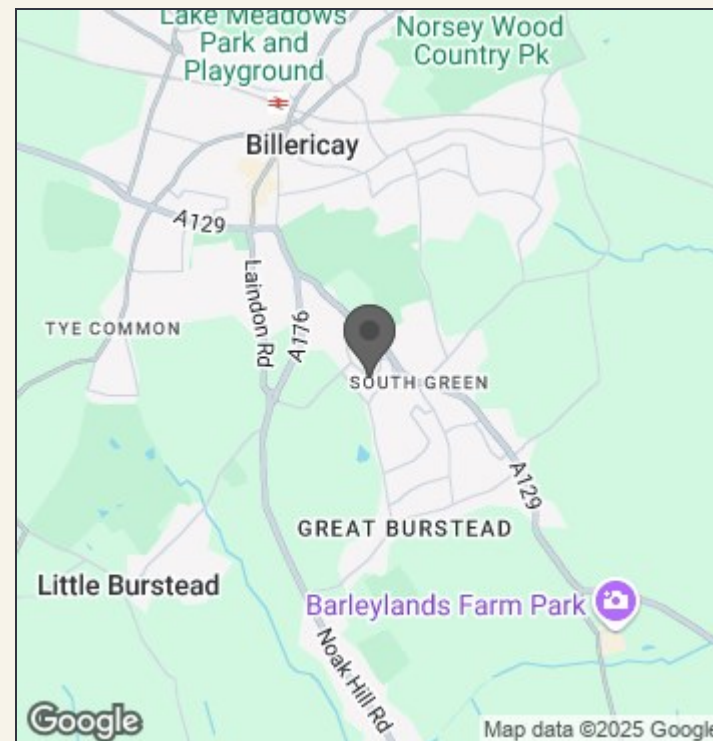
CLOSE TO LOCAL  
SHOPS & SCHOOLS.






Gross Internal Floor Area : 44.5 m2 ... 479 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) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>	71	75
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC 	



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

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

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