



5 Grey Lady Place, Billericay, CM11 1LU

Guide Price £470,000

- NO ONWARD CHAIN
- IMMACULATELY PRESENTED
- BUILT IN STORAGE
- MODERN BATHROOM
- FREEHOLD PROPERTY
- TWO BEDROOMS
- PRIVATE GARDEN
- NEW KITCHEN
- TWO PARKING SPACES
- SOUGHT AFTER LOCATION

Set in one of Billericay's most sought-after locations, this stylishly presented two-bedroom terraced home perfectly balances modern convenience with classic charm. Stepping inside, you'll find a welcoming entrance hall with a handy downstairs WC. The contemporary kitchen is well-appointed with ample built-in storage and a range of integrated appliances and space for a fridge/ freezer. The bright and airy lounge benefits from additional built-in storage and features a patio door which leads out to a private, low-maintenance, garden with additional storage shed at the end. Upstairs, there are two well-proportioned double bedrooms, both equipped with built-in storage, along with a bathroom that includes a three-piece white suite and a shower over the bath. Residents of Grey Lady Place also enjoy access to beautifully maintained communal gardens, providing a tranquil outdoor retreat. The property comes with two allocated parking spaces, both directly in front of the house, for added convenience. Ideally located just a short stroll from Billericay High Street, residents can take advantage of the variety of boutique shops, cafés, and restaurants, while Billericay Station is within easy reach, offering direct train services to London Liverpool Street in around 30 minutes—perfect for commuters.



Council Tax Band: C



Entrance Hall

9'2 x 2'8

Kitchen

11'2 x 5'2

Downstairs W.C

5'6 x 2'6

Lounge / Diner

15'8 x 11'6

Landing

8'5 x 5'8

Bedroom One

11'6 x 9'7

Bedroom Two

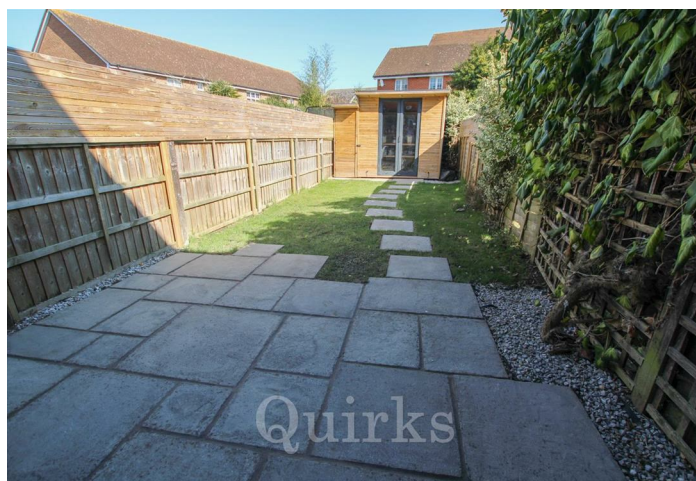
11'6 x 10'11

Bathroom

6'7 x 5'4

Garden

Two Parking Spaces






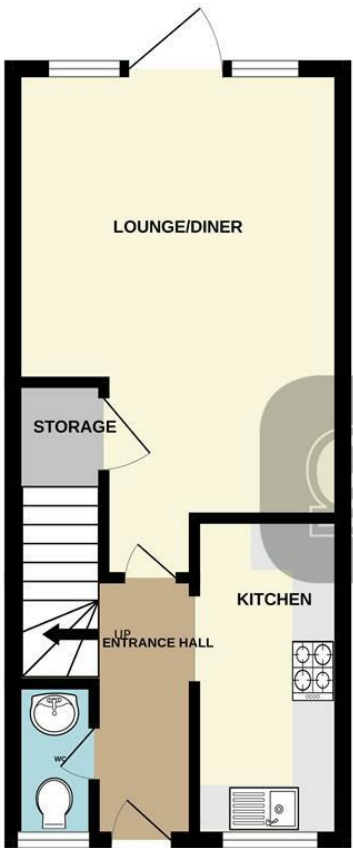
Viewings

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

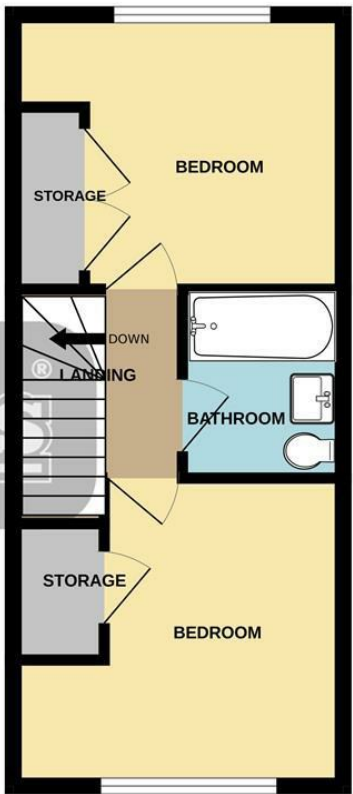
EPC Rating:

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 	

GROUND FLOOR
308 sq.ft. (28.7 sq.m.) approx.



1ST FLOOR
308 sq.ft. (28.6 sq.m.) approx.



TOTAL FLOOR AREA: 617 sq.ft. (57.3 sq.m.) approx.
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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