



Langham Crescent Billericay CM12 9RB

for sale offers in excess of
£240,000



Property Description

This beautifully presented one-bedroom maisonette has been completely renovated by the current owners and offers modern, turn-key accommodation in a highly convenient location, situated within half a mile of Billericay High Street and its excellent array of shops, restaurants, cafés and mainline station.

The property has been exceptionally well maintained throughout and features a bright and spacious living area, a contemporary fitted kitchen with ample storage, and a generously sized double bedroom complete with fitted wardrobes. The stylish bathroom has been finished to a high standard, while a large loft space provides excellent additional storage. A recently fitted boiler, which benefits from a remaining guarantee, offers further peace of mind.

Externally, the home continues to impress with a beautifully landscaped private rear garden, creating the perfect space for relaxing or entertaining during the warmer months. Additional outdoor storage provides valuable practicality, while the property's own private driveway offers off-street parking for at least two vehicles, a rare and highly desirable feature for a property of this type.

Ideal for first-time buyers, downsizers, or investors, this attractive maisonette combines modern finishes, generous outside space, and excellent parking, all within easy reach of Billericay's vibrant town centre and transport links. An internal viewing is highly recommended to fully appreciate everything this fantastic home has on offer.



Hall

Kitchen

8' 7" x 8' (2.62m x 2.44m)

Lounge

11' 7" x 11' 4" (3.53m x 3.45m)

Bedroom

11' 4" x 10' 8" (3.45m x 3.25m)

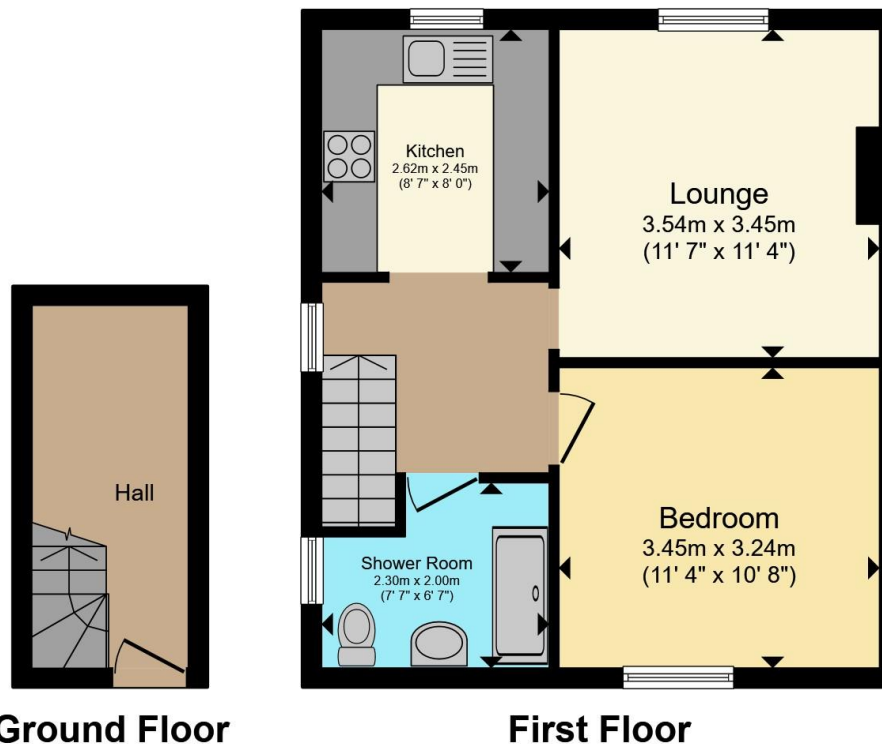
Shower Room

7' 7" x 6' 7" (2.31m x 2.01m)









Total floor area 47.9 m² (515 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.propertybox.io

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To view this property please contact Connells on

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96 High Street
BILLERICAY CM12 9BT

EPC Rating: C Council Tax
Band: B

Service Charge: 989.00 Ground Rent:
10.00

Tenure: Leasehold

view this property online connells.co.uk/Property/BCY308385

This is a Leasehold property with details as follows; Term of Lease 125 years from 07 Feb 1983. Should you require further information please contact the branch. Please Note additional fees could be incurred for items such as

1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures, fittings or services and it is in the buyers interest to check the working condition of any appliances.

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Property Ref: BCY308385 - 0003