

ParaBar Estates



Langham Crescent, Billericay

Offers Over £269,500

- TWO DOUBLE BEDROOMS
- NEWLY FITTED KITCHEN WITH INTEGRATED FRIDGE FREEZER
- WEST FACING GARDEN
- COMMUNAL GARDEN AREA
- OPEN PLAN LOUNGE KITCHEN DINER
- COMPLETE ONWARD CHAIN
- ALLOCATED PARKING
- GROUND FLOOR MAISONNETTE
- OWN FRONT DOOR
- FRENCH DOORS TO REAR GARDEN

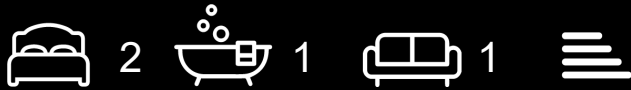
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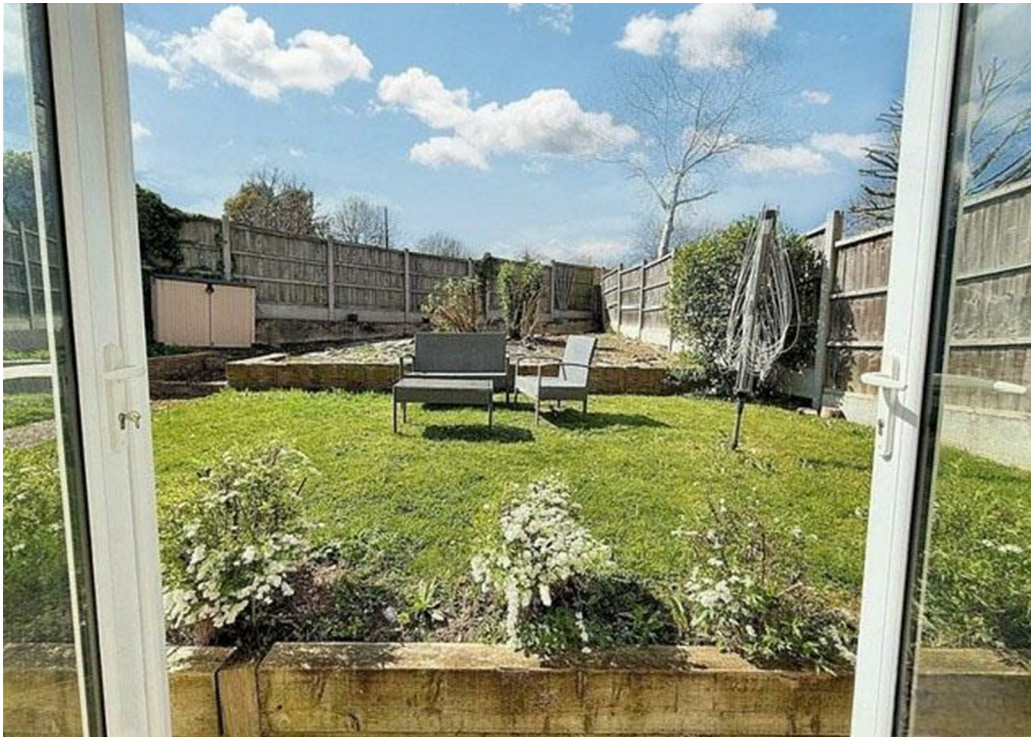


Langham Crescent, Billericay

A beautifully presented two-bedroom ground-floor maisonette offering modern, move-in-ready accommodation in a convenient and highly sought-after location. Within easy reach of Billericay High Street and mainline station, the property features its own private entrance, ample off-road parking, a bright open-plan living space, two double bedrooms, a contemporary bathroom, and access to attractive communal gardens. An ideal purchase for first-time buyers, downsizers, or buy-to-let investors. Onward chain complete.



Council Tax Band: C



Open-plan Living / Kitchen / Dining area

16'1 x 15'4

A beautifully presented open-plan living space offering a bright and contemporary layout, ideal for modern living and entertaining. The dining area comfortably accommodates a four-seater dining table and benefits from natural light via a rear west-facing window and glazed door overlooking the communal gardens.

The space flows seamlessly into the modern fitted kitchen, which is finished with sleek high-gloss units and complementary work surfaces. Integrated appliances include an under-counter fridge and freezer, together with a built-in Bosch oven and gas hob, while there is additional space for a washing machine and countertop appliances.

Bedroom One

11 x 9'8

A spacious and well-appointed bedroom benefiting from generous proportions and easily accommodating a double bed alongside additional bedroom furniture. Large glazed patio doors provide an abundance of natural light and offer pleasant views over the garden, creating a bright and relaxing atmosphere.

Bedroom Two

10'8 x 10'6

A well-proportioned second double bedroom offering a bright and comfortable space. The room benefits from a large fitted wardrobe with mirrored sliding doors, providing excellent built-in storage. There is ample room for a double bed and bedside furniture, while attractive shutter-style window blinds, which will remain, enhance both privacy and style.

Bathroom

A modern family bathroom fitted with a contemporary three-piece white suite comprising a panelled bath with shower and glazed screen, pedestal wash hand basin, and low-level WC. The bathroom offers a practical layout with space for storage.

Communal Garden

The garden provides space for outdoor seating and entertaining, making it a valuable extension of the living accommodation and an appealing feature for residents. The communal garden is shared by three other dwellings.

Parking

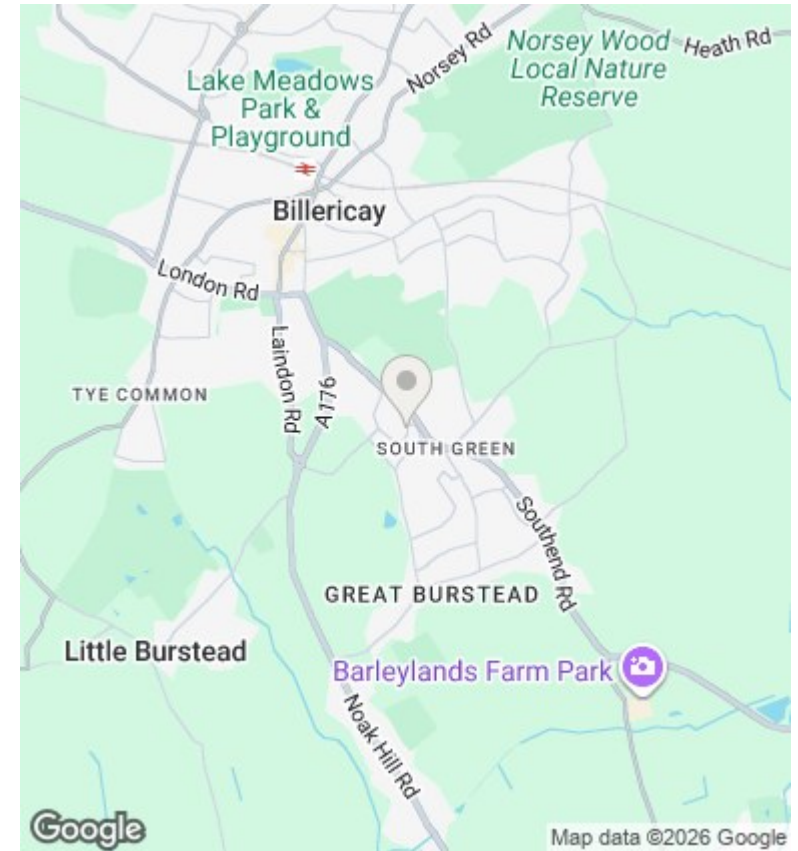




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Whilst every effort has been made to ensure accuracy, measurements of doors, windows and other items are approximate and no responsibility is taken for any error, omission or mis statement. This plan is for illustrative purposes and so only be used as such.



Directions

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01277 65 65 63

Viewings

Viewings by arrangement only. Call 01277 65 65 63 to make an appointment.

Council Tax Band

C

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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