



**Guide Price**  
**£450,000**

**Freehold**

4x 2x 2x

**Langham Crescent,  
Billericay, Essex, CM12**

**OVER 60?**  
Secure this property  
for up to **59% less!**

 **DOUGLAS  
ALLEN**  
Helping you move forwards



## Main features

- Double fronted Terraced house
- Large kitchen diner leading to the garden
- Separate lounge and family room
- Large rear garden
- Parking for multiple cars

## Accommodation

### GROUND FLOOR

Entrance Hall  
Kitchen/Diner: 29'4 x 11'1 (8.95m x 3.38m)  
Lounge: 19'3 x 10'9 (5.87m x 3.28m)  
Family Room: 9'9 x 9'9 (2.97m x 2.97m)  
Storage Room: 8'9 x 5'6 (2.67m x 1.68m)  
Four piece Family Bathroom

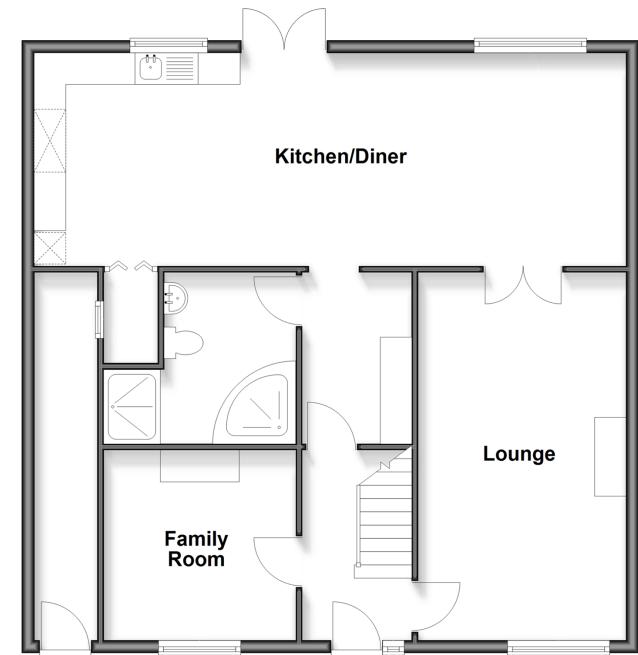
### FIRST FLOOR

Landing  
Bedroom 1: 13'8 x 9'9 (4.17m x 2.97m)  
Bedroom 2: 10'9 x 8'9 (3.28m x 2.67m)  
Bedroom 3: 11'0 x 8'2 (3.36m x 2.49m)  
Bedroom 4: 8'8 x 8'8 (2.64m x 2.64m)  
Bathroom

### OUTSIDE

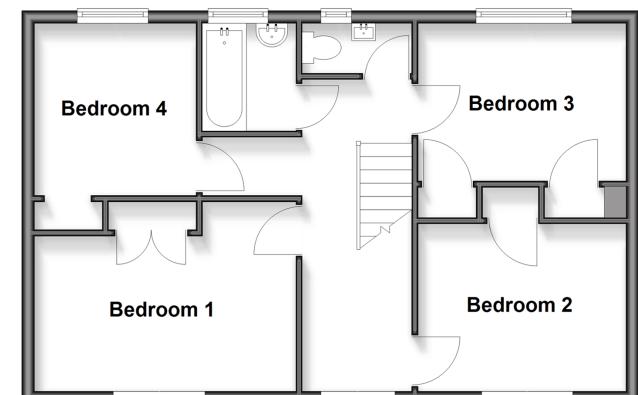
Garden  
Driveway

**Ground Floor**  
Approx. 87.3 sq. metres (939.8 sq. feet)



**First Floor**

Approx. 54.7 sq. metres (588.9 sq. feet)



Call Billericay - 01277 631377 ■ [douglasallen.co.uk](http://douglasallen.co.uk)

- Legal advice should be taken to verify fixtures/fittings, planning, alterations and/or lease details
- Appliances & services are untested, dimensions are approximate and floor plans are not to scale
- Through a Homewise Home For Life Plan people aged 60+ can secure this property for up to 59% less, by purchasing a Lifetime Lease



CURRENT:  
D(68)

POTENTIAL:  
B(83)



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