

# DURDEN & HUNT

INTERNATIONAL



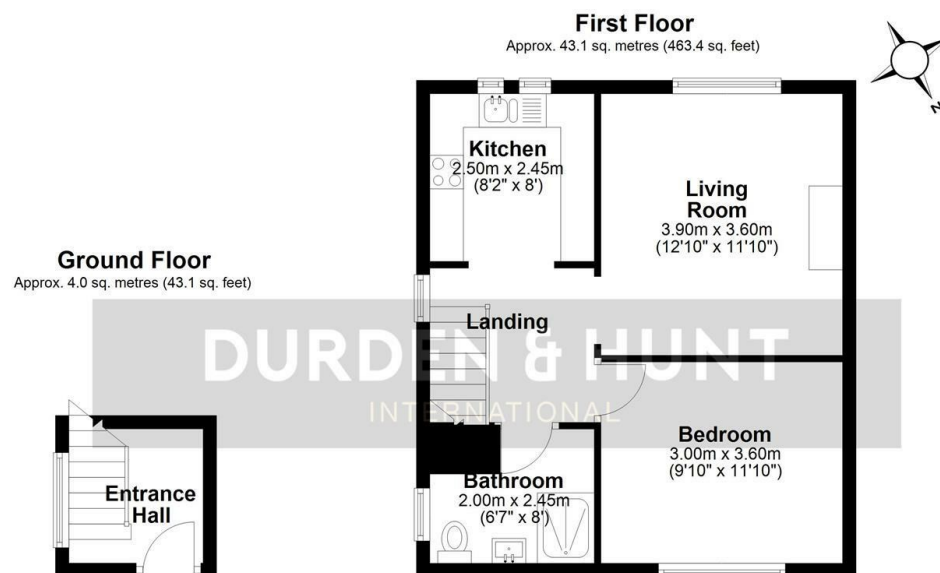
## Langham Crescent, Billericay CM12

Offers Over £250,000

- Private Garden
- Modern Kitchen
- Double Bedroom
- Driveway
- Spacious Reception Room
- Great Transport Links
- Beautifully Presented Throughout
- Contemporary Family Bathroom
- Large Loft Space

142 High Street, Ongar, Essex, CM5 9JH  
01277402068

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<https://www.durdenandhunt.co.uk/>



Total area: approx. 47.1 sq. metres (506.4 sq. feet)

All measurements have been taken as a guide to prospective buyers only and are not precise. This plan is for illustrative purposes only and no responsibility for any error, omission or misstatement. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given. Measurements may have been taken from the widest area and may include wardrobe/cupboard space. No guarantee is given to any measurements including total areas. Buyers are advised to take their own measurements.

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Plan produced using PlanUp.

**Langham Crescent**

## Viewings

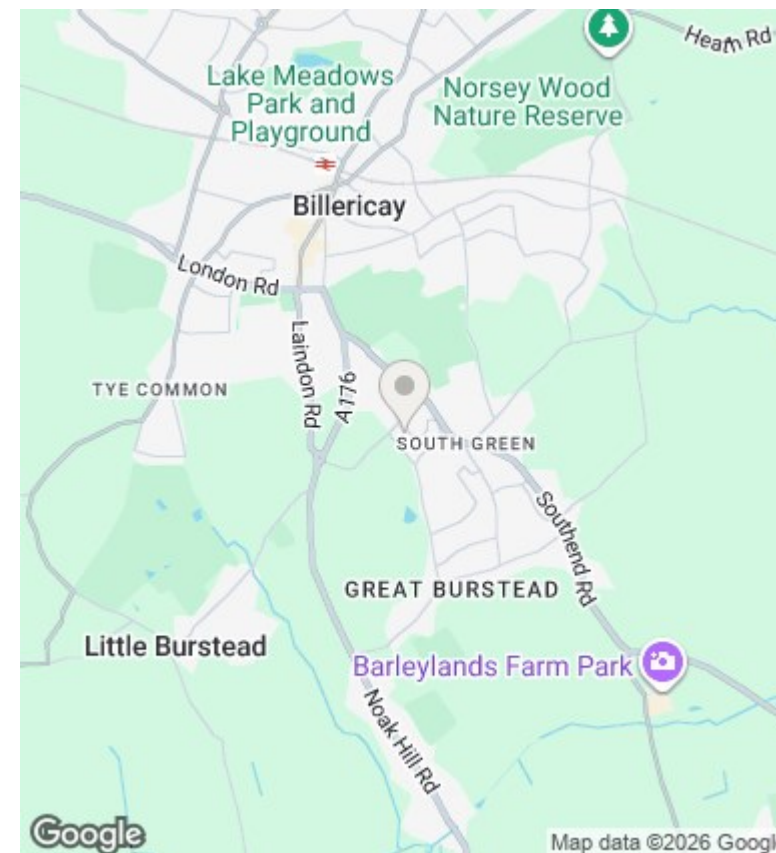
Viewings by arrangement only.  
Call 01277402068 to make an appointment.

## Council Tax Band

B

## EPC Rating:

C



| 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>                            | 75                      | 76        |
| (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 |           |