



## 30 Lampern Crescent, Billericay, CM12 0FD

**Asking Price £587,995**

- FOUR BEDROOMS
- GROUND FLOOR W.C
- GARAGE & DRIVEWAY
- MODERN KITCHEN
- BUTTSBURY / MAYFLOWER AREA
- EN-SUITE & BATHROOM
- SOUTH EAST FACING REAR GARDEN
- QUIET CUL-DE-SAC LOCATION
- NO ONWARD CHAIN
- ARUNDEL HEIGHTS DEVELOPMENT



**\* NO ONWARD CHAIN \*** A modern four bedroom detached family home, situated in a quiet and secluded position on the popular Arundel Heights development, just a short walk to Buttsbury & Mayflower schools, Stock Brook Manor, open countryside and convenience shops. Internally the property benefits from a modern refitted ground floor W.C, bathroom and en-suite shower room, in addition to a recently updated kitchen. The ground floor also has a study, with window overlooking the front of the house, making an ideal space for those working from home. The naturally light living room and dining room, look onto the South East facing rear garden measures approximately 45ft x 35ft, with side gate access and garage. The first floor offers four bedrooms with plenty of built-in storage throughout, as well as a sizeable loft space. There is potential to add a single storey rear extension to the rear aspect, as neighbouring properties have already done, subject to planning consent being granted.

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Council Tax Band: F





ENTRANCE HALLWAY

GROUND FLOOR W.C

STUDY

8 x 7'3

LIVING ROOM

16 x 13'1

DINING ROOM

11'9 x 8'11

MODERN KITCHEN

12'4 x 8'7

FIRST FLOOR LANDING

BEDROOM ONE

15'4 x 9'10

EN-SUITE SHOWER ROOM

6'3 x 5'5

BEDROOM TWO

13'1 x 8'10

BEDROOM THREE

8'10 x 8'10

BEDROOM FOUR

8'7 x 7'11

FAMILY BATHROOM

7'1 x 5'6

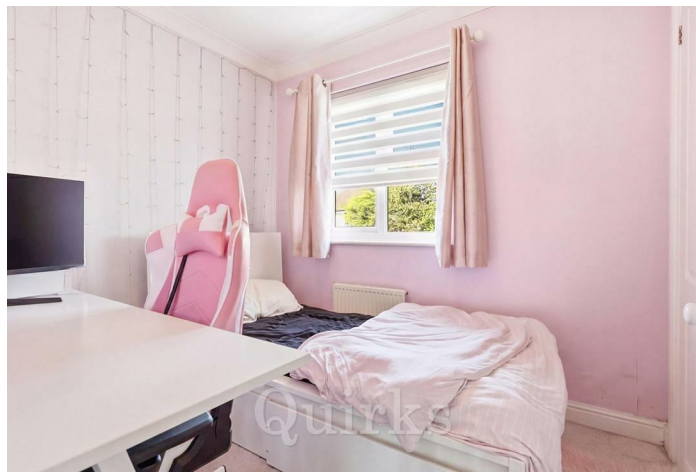
SOUTH EAST FACING REAR GARDEN

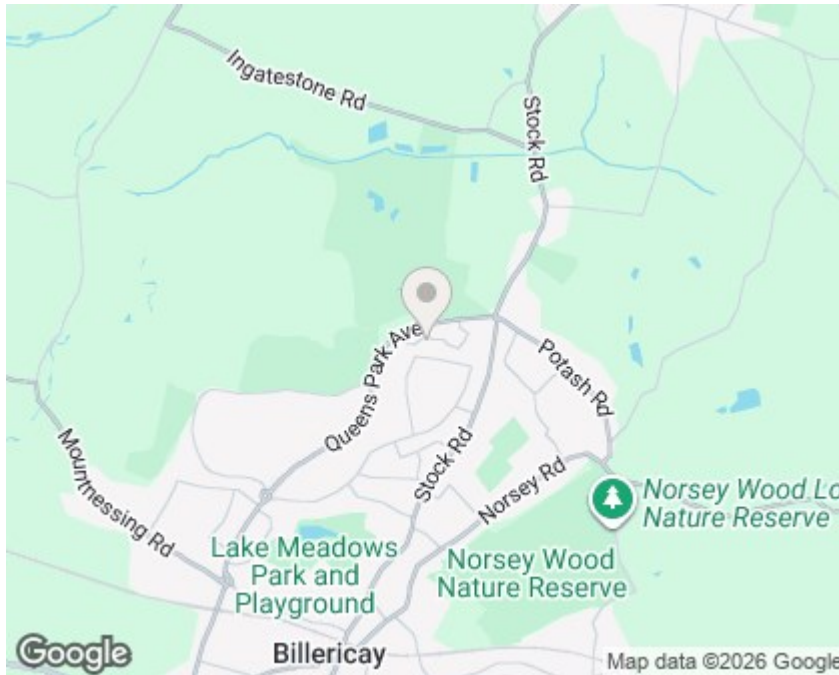
45 x 35

GARAGE

17'1 x 8'2

OFF ROAD PARKING





## Viewings

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

## EPC Rating:

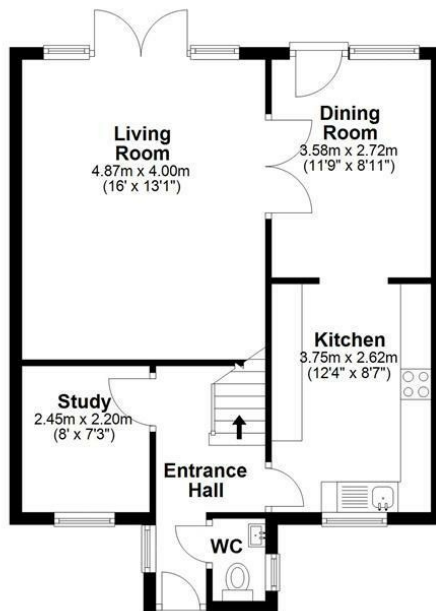
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| Energy Efficiency Rating                    |         |                         |
|---------------------------------------------|---------|-------------------------|
|                                             | Current | Potential               |
| Very energy efficient - lower running costs |         |                         |
| (92 plus) A                                 |         |                         |
| (81-91) B                                   |         |                         |
| (69-80) C                                   |         |                         |
| (55-68) D                                   | 63      | 83                      |
| (39-54) E                                   |         |                         |
| (21-38) F                                   |         |                         |
| (1-20) G                                    |         |                         |
| Not energy efficient - higher running costs |         |                         |
| England & Wales                             |         | EU Directive 2002/91/EC |



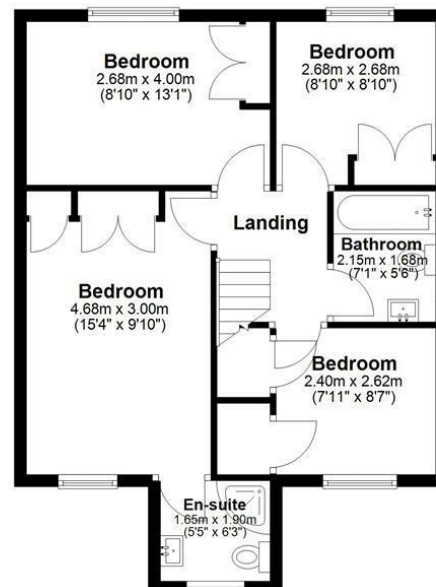
### Ground Floor

Approx. 53.0 sq. metres (570.8 sq. feet)



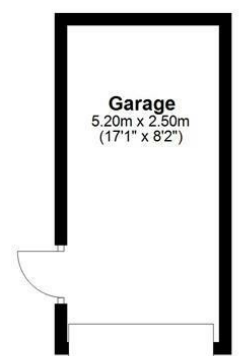
### First Floor

Approx. 53.3 sq. metres (573.5 sq. feet)



### Outbuilding

Approx. 13.0 sq. metres (139.9 sq. feet)



Total area: approx. 119.3 sq. metres (1284.2 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.

Floor Plan Drawn According To RICS Guidelines

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Lampner Crescent