

ASHTON  WHITE
Leading the way home

32 Grey Lady Place, Billericay CM11 1LU
Asking Price £425,000

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****NEW PRICE!!**** Benefiting from a secluded **SOUTH FACING GARDEN**, two private parking spaces and excellent kerb appeal, this attractive **TWO BEDROOM** property is ideally located in a most charming and **HIGHLY SOUGHT AFTER** residential development within minutes walk of Billericay Station and vibrant High Street making it an ideal choice for first-time buyers, professionals, or investors. **OFFERED WITH NO ONWARD CHAIN.**

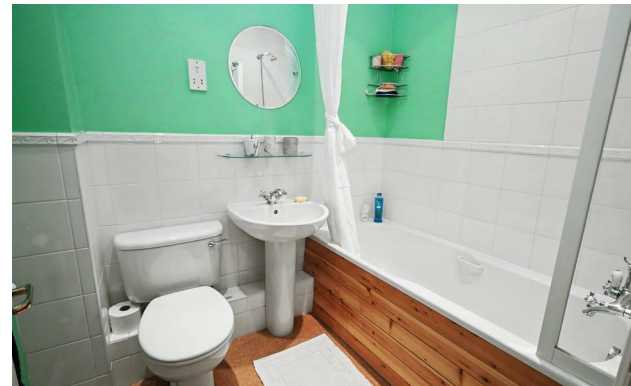
The property is accessed via a good size entrance hall with stairs to the first floor, ground floor cloakroom and door to the modern fitted kitchen with integrated appliances and attractive tiled surrounds. Pleasant views to the front over the historic courtyard communal gardens and attractive facade of the main grade II listed building.

The spacious lounge/diner incorporates a useful store cupboard and draws lots of natural lighting through windows and glazed door to the rear garden. Up on the first floor there are two double bedrooms and bathroom with modern white suite.

Externally, there are two private parking spaces and a delightful south facing rear garden commencing with a rustic stone paved patio terrace and step down to lawn flanked by a nice variety of evergreen trees and shrubs, timber shed with power connected.

AGENTS NOTE: SERVICE CHARGE
1/9/25 to 28/2/26 6 months @ £454.70
1/3/26 to 31/8/26 6 months @ £537.20





ENTRANCE HALLWAY
8'9 x 2'10 (2.67m x 0.86m)

GROUND FLOOR W.C.
5'6 x 2'8 (1.68m x 0.81m)

KITCHEN
11'3 x 5'3 (3.43m x 1.60m)

LOUNGE/DINING ROOM
15'10 x 11'8 (4.83m x 3.56m)

BEDROOM ONE
11'7 x 9'9 (3.53m x 2.97m)

BEDROOM TWO
11'7 x 10'1 (3.53m x 3.07m)

BATHROOM
6'10 x 5'6 (2.08m x 1.68m)

SECLUDED REAR GARDEN WITH
SOUTH ASPECT

TWO PRIVATE PARKING SPACES

GARDEN SHED WITH POWER &
LIGHTING.

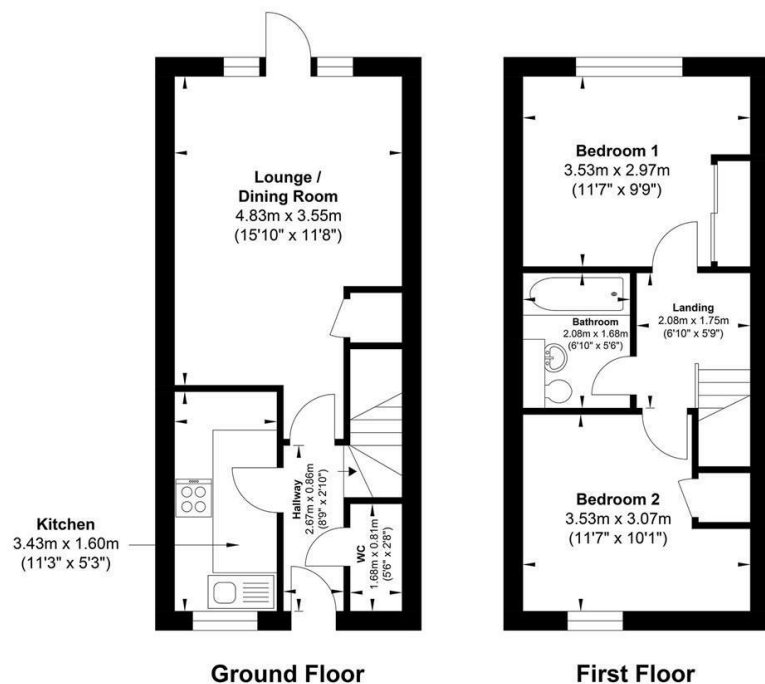
BILLERICAY STATION WITHIN 0.5
MILES

IDEAL FIRST PURCHASE OR
INVESTMENT PROPERTY

OFFERED FOR SALE WITH NO
ONWARD CHAIN.

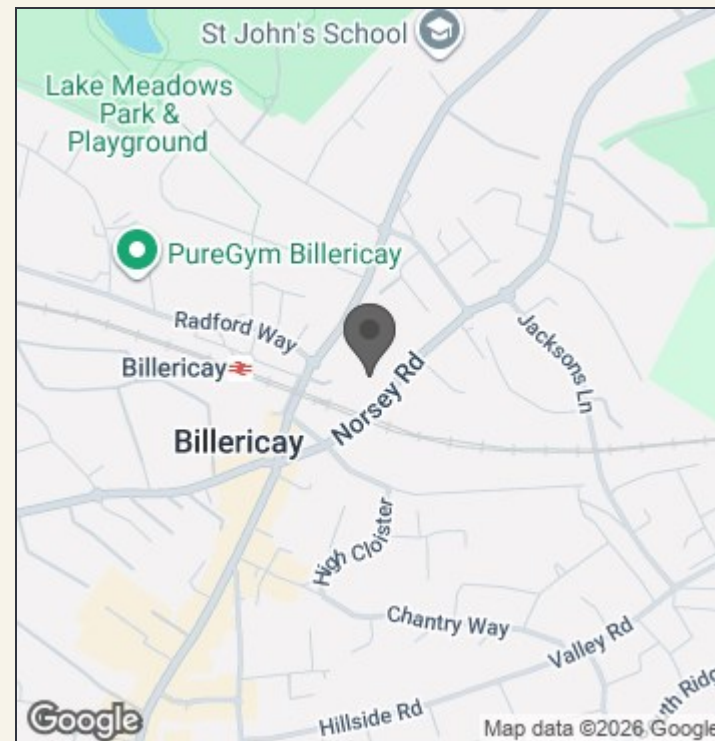
PRIVATE RESIDENTS ACCESS TO
STOCK ROAD





Gross Internal Floor Area : 59.42 m2 ... 639.59 ft2

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C	76	81
(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	



140 High Street
Billericay
Essex
CM12 9DF
tel: 01277 659002
Email: admin@ashtonwhite.co.uk
<https://www.ashtonwhite.co.uk>

VIEWING: Strictly by prior arrangement with Ashton White Estate Agents.

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