



## 19 Langley Place, Billericay, Essex, CM12 0FR

Asking Price £475,000

- THREE BEDROOMS
- HOME OFFICE WITH BI-FOLD DOORS
- END OF TERRACE
- GROUND FLOOR W.C
- CLOSE TO OPEN COUNTRYSIDE
- MODERN OPEN PLAN KITCHEN / DINER
- SUNNY ASPECT REAR GARDEN
- PARKING FOR 2 CARS
- NEARBY MAINLINE STATION
- CUL-DE-SAC LOCATION

Modern and well presented, three bedroom end of terrace house, in a sought after cul-de-sac location, close to Billericay Mainline Station, schools and open countryside. This property benefits from an entrance porch with ground floor W.C, living room, open plan kitchen / diner with Bosch integrated appliances, with French doors to the low maintenance and landscaped South facing rear garden, which has side gate access and artificial lawn, with an extensive paved patio, the children's play equipment is available subject to negotiation. Ideally suited for families and those working from home, there is a home office / garden room, with bi-folding doors, making the perfect office space, equally suitable to be a games room. The first floor landing leads to three bedrooms, with fitted wardrobes to remain in bedroom two, there is also loft access with fitted ladder. The family bathroom has a fully tiled, modern white suite, including low level w.c, vanity unit wash hand basin, paneled bath with shower above. Internal viewing is essential to appreciate this beautifully presented house in a fantastic location for both commuters and families.



Council Tax Band: D



ENTRANCE PORCH

GROUND FLOOR W.C

LIVING ROOM

14'9 x 14'6

OPEN PLAN KITCHEN / DINER

14'9 x 9'4

FIRST FLOOR LANDING

BEDROOM ONE

11'4 x 8'1

BEDROOM TWO

9'5 x 8'1

BEDROOM THREE

8'4 x 6'4

FAMILY BATHROOM

6'2 x 5'9

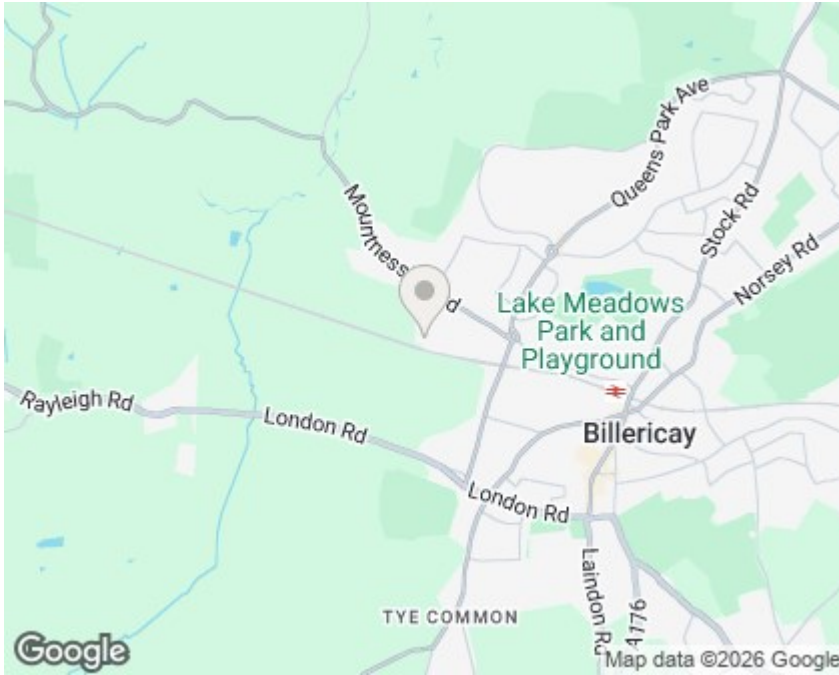
HOME OFFICE / GARDEN ROOM

12'3 x 7'0

PART CONVERTED GARAGE / STORAGE

SOUTH FACING REAR GARDEN - 44FT IN DEPTH





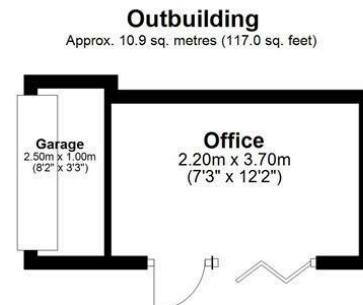
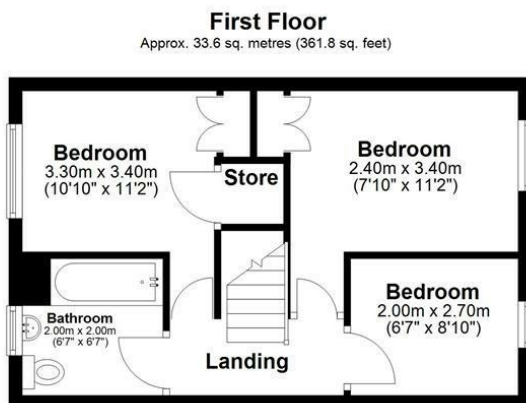
## Viewings

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

## EPC Rating:

C

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) <b>A</b>			
(81-91) <b>B</b>			<b>86</b>
(69-80) <b>C</b>		<b>72</b>	
(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	



Total area: approx. 80.9 sq. metres (871.1 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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**Langley Place**