



Langham Crescent , Billericay, CM12 9RE Asking Price £265,000

Cowling & Payne are delighted to bring to the market, this attractive TWO bedroom, GROUND floor maisonette, situated just over a mile from the bustling Billericay High Street. This property is in good condition and benefits from a convenient location close to the shops.

Upon entering the maisonette, you will be greeted by an open-plan reception room, finished to a high standard and providing a comfortable space for relaxation or entertaining guests.

The modern kitchen, features sleek white gloss units for a stylish and contemporary finish. The kitchen also offers direct access to the communal garden area.

The property boasts two double bedrooms, each offering ample space and comfort. The first bedroom is fitted with built-in wardrobes, providing excellent storage solutions. The second bedroom features french doors, offering natural light and access to the communal garden.

The bathroom benefits from a free-standing bath with a shower over it, providing the best of both worlds for your bathing preferences.

This maisonette is ideal for those seeking a comfortable and modern home in a convenient location. With its close proximity to shops and Billericay High Street, this property offers both convenience and

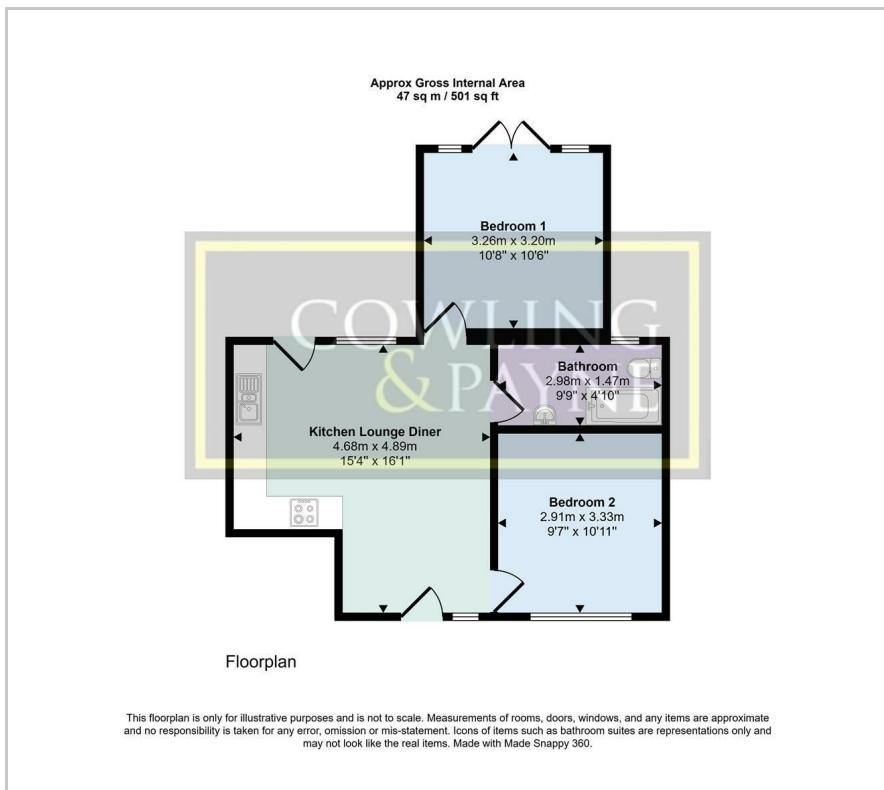
- GROUND FLOOR MAISONETTE
- TWO DOUBLE BEDROOMS
- OPEN PLAN LOUNGE KITCHEN DINER WITH INTEGRATED FRIDGE & FREEZER
- MODERN BATHROOM
- PARKING
- COMMUNAL GARDENS
- SHORT WALK TO SHOPS
- NEAR TO LOCAL PARK
- COUNCIL TAX BAND B
- 114 YEARS REMAINING ON LEASE

Viewing

Please contact our Sales Office on 01268 730707 if you wish to arrange a viewing appointment for this property or require further information.



Floor Plan

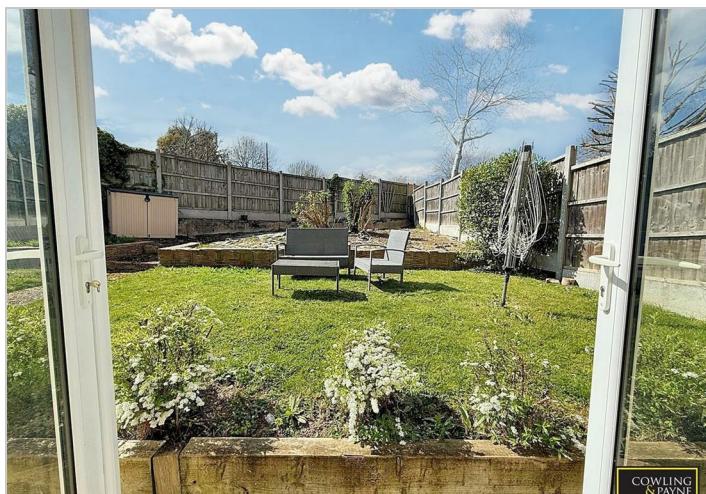


Area Map



Energy Efficiency Graph

Energy Efficiency Rating		Environmental Impact (CO ₂) Rating	
		Current	Potential
Very energy efficient - lower running costs (92 plus)	A	Very environmentally friendly - lower CO ₂ emissions (92 plus)	A
(81-91)	B	(81-91)	B
(68-80)	C	(68-80)	C
(55-68)	D	(55-68)	D
(38-54)	E	(38-54)	E
(21-38)	F	(21-38)	F
(1-20)	G	(1-20)	G
Not energy efficient - higher running costs		Not environmentally friendly - higher CO ₂ emissions	
England & Wales		EU Directive 2002/81/EC	



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.